

EXCEPTIONAL CHATEAU FOR SALE GERS

Occitanie - Reference n° JC474

2 750 000 €



- Very Close to Idyllic Lively Village
- Beautiful Renovation with Style
- Bucolic Picturesque Peaceful Setting
- Grounds Entirely Private with Monumental Stone Wall
- 20 m Heated Elegant Swimming Pool
- Stunning Entrance 760m Avenue of Centuries Old Cedars

Gers / Gascony,(Occitanie) south west France. Toulouse international airport 1hr20,Bordeaux 1hr45, Bergerac 2 hours. Agen and private jet runway 25 mins. Splendid Atlantic beaches and Biarritz 2hr45.

Beautiful elegant chateau property for sale, built in 1815 and fully restored to a very high standard. Offering about 600 m2 of luxury renovated accommodation, comprising 4 reception rooms, 5 ensuite bedrooms. Elegant heated swimming pool 20m x 9m. Tennis court. Private chapel. Spacious Guest Cottage.Deligtfull stone outbuildings, (Conversion potential). Set in about 6.5 hectares (16 acres) of mature grounds completely enclosed with monumental stone wall. Impressive 760 m private drive lined with centuries old cedar trees. Bucolic private picturesque setting.

The Chateau living area comprises:

Entrance hall with tiled floor.

Cloak room with WC, shower and hand basin

Fully equipped spacious kitchen / breakfast room with doors to raised terrace.

Dining room

Oval Living room with fireplace and fine parquet floor.

Library

Double Living room with fireplace.

Spiral stone and wrought iron staircase leading to first floor with central hallway with French window to small rotunda terrace

Bedroom 1, ensuite shower room, wc.

Bedroom 2, ensuite bath / shower room, wc.

Bedroom 3, ensuite WC, bath / shower room, wc.

Bedroom 4, master suite, 2 ensuite bath and shower rooms,wc.

Bedroom 5, ensuite shower room, wc.

Basement utility room, 2 shower rooms,wc, aces under the terrace to the garden and swimming pool.

Original features throughout. Immaculate condition and maintenance. Hard wood double glazed windows. Oil fired central heating. Broadband internet

3 bedroom Caretakers / Guest house with private garden.

Chapel. Outbuildings, Garages etc.

Tennis court

Heated swimming pool 20m x 9m

Very close to idyllic lively historic village with local shopping and bistro dining. Attractive market towns of ,Lectoure Fleurance (18 hole Golf), Condom just 20 mins. Agen 35 mins (TGV connection to Paris) and airport for private planes.

Rare opportunity to acquire one of the most prestigious estates in the most sought after area of the Gers and south west France renowned for its Gastronomy. A Dream come True.

Price 2 750 000 €

