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GERs, 18TH CENTURY MANSION HOUSE WITH 3,3 HECTARE PARK AND VIEWS
OF THE PYRENEES



SELLING PRICE : 1 400 000 €

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EXCLUSIVE RIGHTS

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

A few minutes from Auch, an elegant, fully renovated 1750s charterhouse offering approximately 400 m² of living space and 150 m² of basement space, set in the heart of a 3,3-hectare estate with grounds, meadows and open views of the Pyrenees. The property, surrounded by walls, is organised around a main courtyard and a French garden.

The reception rooms include a large double-aspect lounge and a dining room with preserved period features (stucco, murals, marble fountain, Murano chandelier). Leicht fitted kitchen with Miele appliances. Master suite with double dressing room and bathroom, four bedrooms and a home cinema area.

Large basement with wine cellar, storage room, workshop, boiler room and double garage.

Outside, there is a 6 × 12 m heated saltwater swimming pool, and a contemporary covered pool house with kitchen and shower room. Heat pump heating.

A property full of character, combining heritage, modern comfort and an exceptional natural setting.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	393 m ²
Land area (m2) :	33,000 m ²	room number :	10	Bedrooms :	4
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	B	Gaz consumption assessment :	A
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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