



Authentic Country Residence with a Contemporary Touch

5 Bedrooms, Close to Saint Clar.

595 650 €

Agency Fees included (4.5%)

This spacious 327m² 18th century home sits in generous gardens of over 8700m². The property is a short drive from the popular Gascon market town of Saint Clar, which is well-known for its garlic and melon festivals, its weekly market, and its vibrant local community with shops, doctors, chemists and school. From the property there is a drive of approximately 15 minutes to the motorway and easy links to Toulouse Blagnac airport.

From the outside, the property is typical of many Gascon properties in the area, with an added touch of romance to be found in the froth of roses which adorn the facade and drape themselves indolently around the window frames. Viewed from the garden the building is discreet and modest, yet its exterior belies the stunning design and renovation works which have been meticulously undertaken by the current

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owners; and whose decision it was to use only the finest local artisans.

The entrance is through a covered porch area, leading to a vast hallway of over 40m². From here there is an 18m² room which is currently used as a gym. This could be used equally as easily as a study or a downstairs bedroom.

The hallway opens onto to a stunning 43m² reception room created from the original barn with high cathedral ceilings and open views up onto the mezzanine. The vast aluminium windows, offers pleasant views of the gardens and a line of trees to the front of the property. The metal window frame offers a happy contrast to the period-style stone floor and walls.



5 Bedrooms | 9 Rooms | Habitable space 327m² | Garden 8000m²

BLISS IMMOBILIER SAS - 50 Rue Barlet, 32100 Condom

Company Registration No: 828 595 546 Licence No: CPI 3201 2017 000 018 266 / Financial Guarantee: GALIAN - 88 Rue DE LA BOETIE - 75008 PARIS Amount of the guarantee: 120.000 €

Insurance: MMA ENTREPRISE - 14 Boulevard Marie et Alexandre Oyon 72030 LE MANS CEDEX 9 / VAT Number: FR 48828595546

Professional Card Issued by: CCI du Gers / Professional Card Issued on: 18 April 2017

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