

Beautifully renovated presbytery in idyllic SW France – full of charm, comfort, and year-round appeal!



INFORMATION

Town:	Saint-Michel
Department:	Gers
Bed:	3
Bath:	2
Floor:	206 m2
Plot Size:	4780 m2

IN BRIEF

EXCEPTIONAL: Lovingly Renovated Former Presbytery in a Beautiful Setting – A True Gem!

VIEWING HIGHLY RECOMMENDED

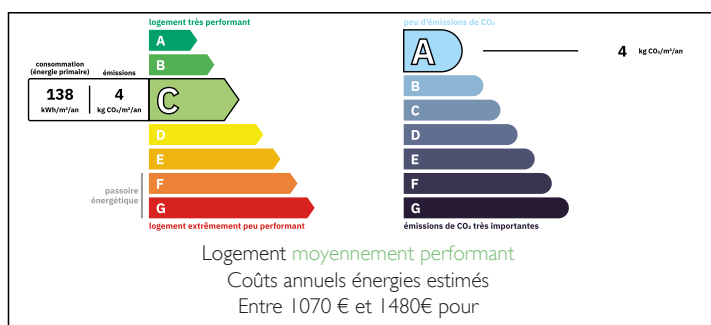
This stunning home combines traditional charm with contemporary design. Tastefully finished with high-quality materials, it is ready for its next chapter and a new family to love it.

The owners, keen to relocate for family reasons, are highly motivated and open to sensible negotiation. Drawing on their engineering expertise, they have created a space that respects its original character while offering modern comfort. Unique touches include handcrafted features made from trees once in the garden – now repurposed as beams, a mantelpiece, and a vanity top.

The landscaped grounds are equally impressive, with winding gravel paths through mature trees and



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property comprises of:

GROUND FLOOR:

33.27m² Elegant Entrance Hall with triple glazed, 'tilt and turn' entrance door, tiled floors and impressive split wooden staircase with ornate ballustrades.

21.0m² Dining Room with tiled floor, glazed sliding double doors, wood-burning stove, ornate ceiling rose and ambient lighting.

19.65m² Living room with tiled floor, glazed sliding double doors, raised hearth with wood-burning stove, ceiling rose, stone effect feature wall with impressive wooden mantle.

16.98m² Kitchen with tiled flooring, island workspace with two integrated ovens and a single round sink, base and wall units, two integrated hobs, wooden worktops with double sink, ceiling beams, tiled splashbacks and double patio doors leading to the garden.

2.61m² WC with washbasin, skylight and window, 3/4 tiled walls, tiled flooring.

4.0m² L-shaped Craft Room with natural light from window, tiled flooring, fitted desk and shelving.

5.44m² Rear hallway with tiled flooring, large storage cupboard, brick feature wall and half-glazed entrance door.

4.8m² Utility Room, with tiled flooring and storage, houses the water tank and Canadian pellet-burning stove which fuels central heating.

UPPER FLOOR:

The two staircases merge mid-level, forming a single staircase leading to the upper floor.

LOCAL TAXES

Taxe habitation: EUR

NOTES