

Charming small Farm with Pool & Stunning Views in the Gers



INFORMATION

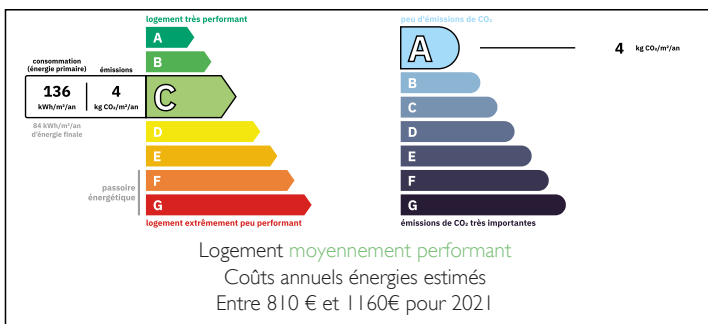
Town:	Armous-et-Cau
Department:	Gers
Bed:	5
Bath:	3
Floor:	116.3 m2
Plot Size:	96606 m2

IN BRIEF

This picturesque small farm in Armous-et-Cau, Gers, is a peaceful haven with 96606m² of land, a main house, a separate cottage, a swimming pool, and versatile outbuildings. Enjoy stunning country views, easy access to local amenities, and a wealth of outdoor activities.



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.



LOCAL TAXES

Taxe foncière: 435 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the tranquil village of Armous-et-Cau (32230) in the heart of the Gers, this charming small farm offers a wonderful combination of rural living and modern comforts. The property spans 96606m², predominantly laid to pasture, making it ideal for agricultural or equestrian use, with sweeping views over the beautiful countryside.

The main house features, open-plan living and kitchen area, creating a welcoming space for relaxation and entertaining. There are 3 well-proportioned bedrooms, with one conveniently located on the ground floor. Two shower rooms are also on the ground floor, offering ease of access. A lovely terrace extends from the living area, providing a perfect space to enjoy the scenic surroundings.

The property also includes a separate 2-bedroom, 1-bathroom cottage, perfect for guests, extended family, or as a rental opportunity. The farm boasts several outbuildings, including workshops, garages, and stables, providing plenty of space for hobbies, storage, or a small business venture. The swimming pool offers a refreshing escape on warm days, complementing the peaceful, rural lifestyle.

Armous-et-Cau is a quiet village, yet conveniently located just 15 minutes from the larger towns of Marciac (famous for the International Jazz festival in the summer) and Plaisance, a charming market town, both towns offer a full range of amenities, including shops, restaurants, and schools. The property is within an easy drive of major airports, with Toulouse-Blagnac Airport approximately 1.5 hours away, and Bordeaux-Mérignac Airport around 2 hours. For those seeking outdoor adventure, the Pyrenees mountains are within reach, offering...