

Spacious 5-Bedroom Home in Viella Gers – Perfect for B&B or Family Life



INFORMATION

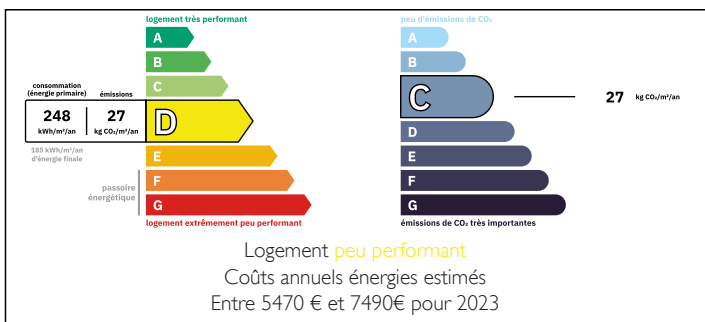
Town:	Viella
Department:	Gers
Bed:	5
Bath:	4
Floor:	255.53 m2
Plot Size:	1963 m2



IN BRIEF

Charming five-bedroom property for sale in Viella, Gers, France, with excellent potential for a Bed and Breakfast. Features include a spacious layout, peaceful garden with pool, and a large garage/workshop. Ideally located near shops, vineyards, and tourist attractions.

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: 1265 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This delightful five-bedroom property in Viella, Gers offers space, comfort, and an ideal layout for creating a Bed and Breakfast (Chambre d'Hôtes) or welcoming a large family.

On the ground floor, you'll find a fitted kitchen 28m², lounge 20m², large dining/entertaining room 45m², a study/bedroom 14m², bedroom 16.5m², and a bathroom 7m².

The first floor is used for Bed and Breakfast guests and boasts a bright open-plan living area with a kitchen space, lounge, and games room 68m², plus three generously sized bedrooms 10m², 10m², 10.5m², each with its own shower room, and reversible heat/AC fitted

Outside, a peaceful garden with an above-ground pool and fish pond provides the perfect setting to relax, while a large workshop 68m² and garage 34m² offers excellent potential for possible further development.

Located in the heart of Viella, Gers, this property is close to local shops and services. The famous Madiran wine region is just minutes away, and the lively town of Marciac, renowned for its international Jazz Festival, is nearby. Larger towns such as Plaisance, Aire-sur-l'Adour, and Tarbes are within easy reach, offering full commerce and transport links. The Pyrenees mountains (90 minutes) and the Atlantic coast (2 hours) provide year-round leisure opportunities.

Whether you're looking for a family home or a business opportunity in Southwest France, this property combines authentic countryside charm with modern comfort and strong tourist appeal.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>