

Charming country home in Gers with pool, barn, views, and space—tranquil living in rural southwest France.



INFORMATION

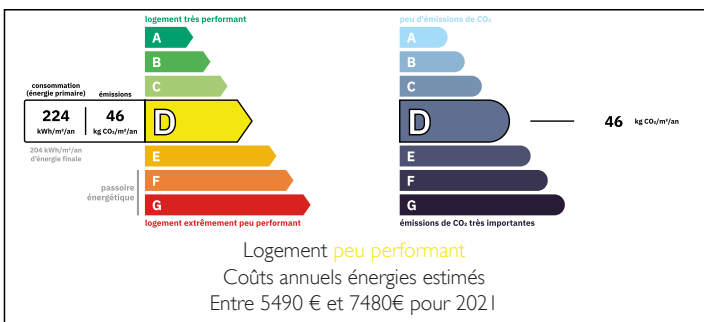
Town:	Projan
Department:	Gers
Bed:	3
Bath:	1
Floor:	249 m2
Plot Size:	11559 m2



IN BRIEF

Set in the tranquil countryside of Projan, Gers, this charming 3-bedroom home offers expansive living space and stunning views. The property features three bedrooms, a spacious mezzanine, a cozy lounge, dining room, and a fitted kitchen. A generous entrance hall, utility room, and a large covered terrace provide comfortable living and entertaining options. Enjoy summers by the 8x4m inground pool, stroll the beautiful gardens with a peaceful pond, or admire uninterrupted countryside views. A large separate barn offers further potential. The property is double-glazed throughout and located within reach of local commerce and tourist attractions such as Marciac's jazz festival, Nogaro's motorsport circuit, and thermal spas. Ideal as a family home, holiday retreat, or rural escape.

ENERGY - DPE



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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

Welcome to this enchanting rural property located in Projan, in the heart of the Gers countryside. Offering peace, privacy, and panoramic views, this well-appointed home combines traditional charm with modern comfort and ample space for both everyday living and entertaining.

Property Overview

The main house offers a thoughtful and spacious layout. Upon entering through a generous 27m² entrance hall, you immediately sense the character and comfort of this home. The living areas include a bright 33.5m² lounge, a 22.5m² dining room perfect for family meals or hosting guests, and a 16m² fitted kitchen with plenty of storage and workspace.

Bedrooms & Living Spaces

The home includes three well-sized bedrooms:

Bedroom 1: 30m² – bright and airy, ideal as the master suite

Bedroom 2: 21m² – perfect for guests or children

Bedroom 3: 17m² – ideal as an office or additional sleeping area

A standout feature is the vast 81m² mezzanine, offering flexible space that could be used as an office, games room, studio, or even additional accommodation if desired.

Practical Features

A 14m² utility room provides convenient laundry and storage space. The property benefits from double glazing throughout, ensuring comfort and energy efficiency year-round.

Outdoor Living

Step outside to enjoy the 55m² covered terrace, ideal for al fresco dining, lounging, or entertaining while enjoying the peaceful surroundings. The 8x4m inground swimming pool is set within the beautifully

LOCAL TAXES

Taxe foncière: 1081 EUR

Taxe habitation: EUR

NOTES