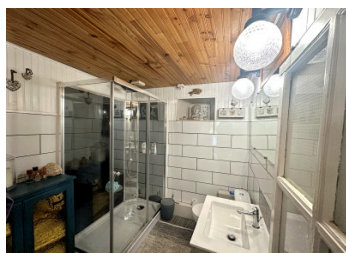


Charming Country Home with Business Potential Near Marciac



INFORMATION

Town:	Armous-et-Cau
Department:	Gers
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	907 m2

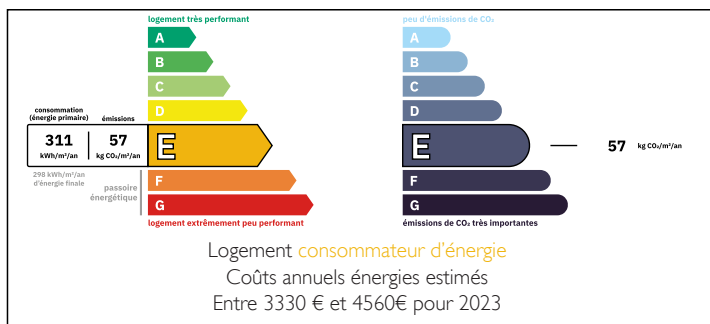


IN BRIEF

Renovated 3-bedroom farmhouse in the heart of the Gers, just 9km from Marciac. Offering modern comfort, rustic charm, and great investment potential with additional commercial spaces, this home is ideal for a family, holiday retreat or B&B. Surrounded by stunning countryside and close to local attractions, lakes, and ski resorts.

This is a rare opportunity to own a well-maintained, versatile property in one of France's most picturesque regions—whether for lifestyle, business, or both.

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: 533 EUR

NOTES

DESCRIPTION

Welcome to your dream French escape—this beautifully renovated 3-bedroom country house is located in the tranquil village of Armous-et-Cau, in the heart of the Gers. Set on a gently elevated plot with open views of surrounding fields and a peaceful forest backdrop, the property offers both serenity and potential.

The main house includes three comfortable bedrooms, a shower room, a second WC, a fully equipped kitchen, and a cosy lounge featuring a wood-burning stove. The home also benefits from gas central heating, solar water heating, and double glazing, ensuring year-round comfort.

Outdoor living is a delight with a large covered dining terrace, a charming veranda, and a patio—perfect for long summer evenings. The garden is designed for easy maintenance, making this property a great lock-up holiday home or permanent residence.

Previously operated as a successful B&B, the property includes 60m² of additional space currently used as a brocante business, complete with a pellet stove. This versatile area could be transformed into a self-contained 1-bedroom annexe, apartment or gîte. There's also a large attic with stair access—ready for conversion into a spacious suite with Velux windows.

Local Attractions & Accessibility:

Marciac (9km) – Famous for its annual Jazz Festival, weekly markets, cafés, and restaurants

Bassoues (4km) – A charming medieval village with a historic tower and local shops

Lakes at Aignan & Lupiac – Ideal for swimming, dining, and water sports

Auch, Tarbes, Pau – Vibrant towns with all amenities

Skiing in the Pyrenees – Just 1h30 away

Pic du Midi cable car – For...