

Waiting to make you happy...



in more than just a country home

At one glance

Location: Domaine in Gan, France

Rooms: 11

Living surface: approx. 3038 sqft., may be increased

Condition: very good

Useful area : ca. 2700 sqft.

Property : ca. 7.4 Acres

Garage: for 2 cars

Price: Euro 1.100.000,-



Please enter....

L'Armadiere, Gan

Seite 2

Description

This estate leaves little to be desired. Upon entering the House the wood ceiling makes you feel the special atmosphere. The original owner has put great emphasis on beauty and handcraft. Through a gallery you reach the centre of the house, a light flooded living room of about 560 square feet with a open balcony in the east and a large Terrace that extends over the entire width of the house giving way to a beautiful panoramic view of the Pyrenean mountains in the south. Be it for a good number of guests or to please yourself, the new kitchen in a provincial style, laid in granite stone, your meal becomes a feast served in the adjacent dining room.

The master bedroom of approx. 560 square feet, includes a dressing room and a spacious bathroom. The counter-sunk bathtop with the gilded fittings add to the feeling of queens...

Located on the upper floor, there are another 2 large bedrooms with a bathroom en suite. Further more a south oriented room may be used as office, library or as yet as another guestroom. With the east oriented adjacent room you may want to create another large suite.

The top floor has, with its great height, a lot of potential for extensions.

The cellar is easy and at-grade to be entered from the garden, due to the location of the house on a light slope. Furthermore there are built in closets, a refrigerated room for storage and a laundry room with appliances. A double garage is part of the cellar. At this moment, a new ecological heating system for wood pellets combinable with solar energy is being installed.

Nearby the house, at the edge of the woods, there is a "Depot" type building with 753 sqft. that could be transformed into additional housing space.



yes, this is France

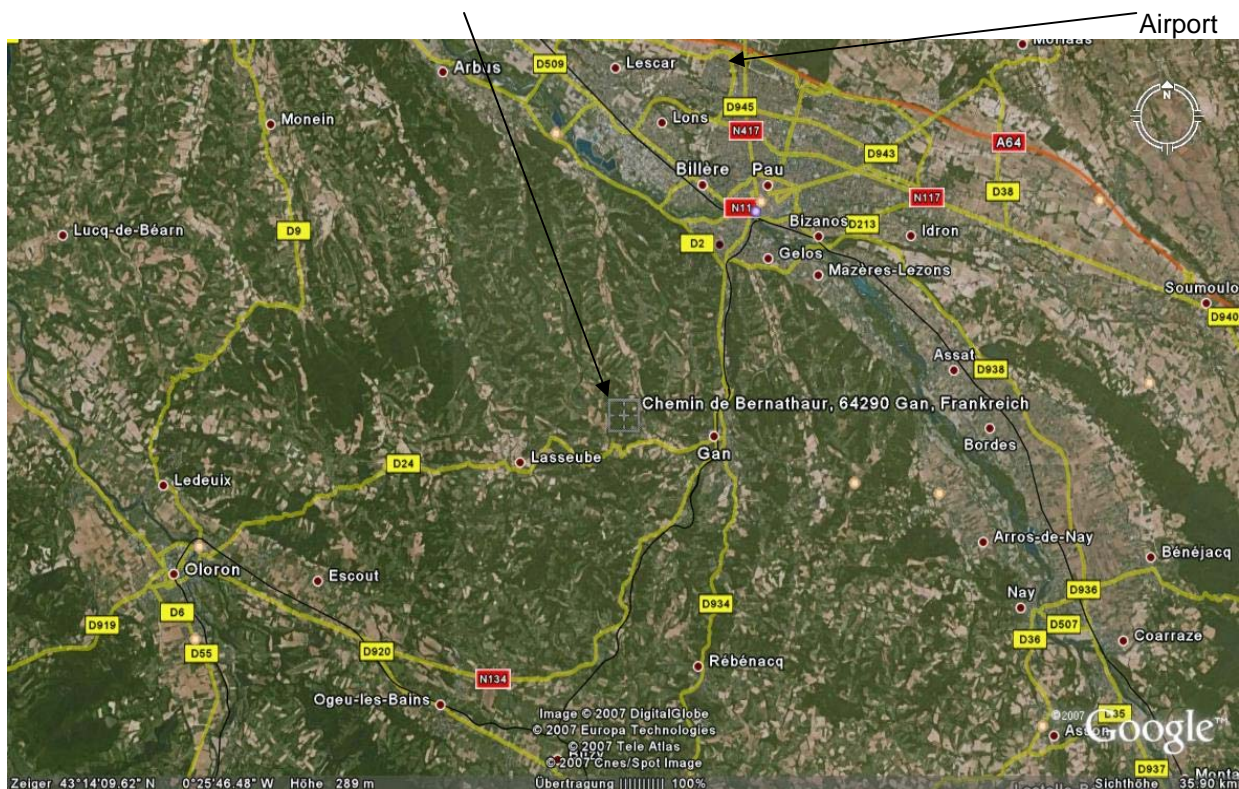
L'Armadiere, Gan

Seite 3



Style is in the air..

Location ...



The property offers cosy family life. It may though be the perfect location for living and working from home. At the moment it is partly used for seminars and conferences. With 7.4 Acres of surroundings, the house is hidden away from any public view. The park has been very carefully manicured for the last few years and decorated with shrubs and flowers. Nested into it, is the swimming pool (6x 13m) laid out with mosaics. The pool is within view of the house. A biotope is located on a higher area of the property, in a clearing in the forest and by a stable.

The location at the gates of Pau – a city with great history and culture - is unique. In fact, the entire area is a bijou as well in culinary terms. During the winter season, a skiing paradise is practically at your door steps. The waves of the Atlantic can be reached in 1.5 hours drive. Yes, the airport with daily flight by Ryan Air to the London is just 30 Min away, about the same time it takes to reach Lourdes, the world famous place for pilgrims. The golf course on the other hand, is just 20 Min away.

This property will not have to wait for a long time to make a new owner happy.

The conditions

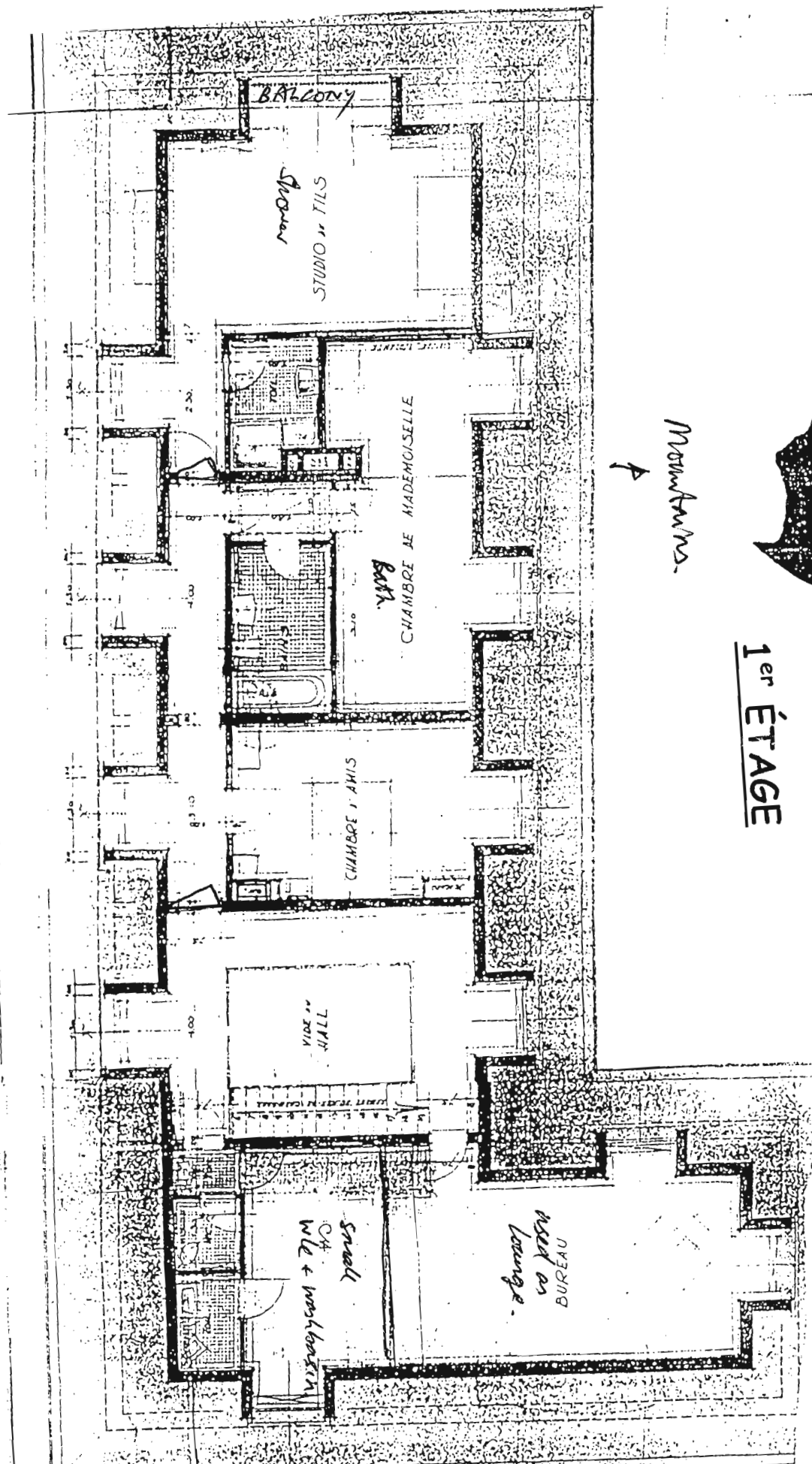
Price	1,1 Mio €
Offer	This material is based upon information, which we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, and change of price or withdrawal without notice.
Contract	Taxes, notary and register fees must be paid by purchaser, the commission by the seller.
Availability	upon agreement





1^{er} ÉTAGE

Mountains.



Rez-de-Chaussée

BALCON

GRAND LIVING ROOM

CUISINE

GALERIE

BAINS

DRESSING ROOM

CHAMBRE M. & MME

Veranda

Terrasse

EG

TERRASSE

2.105

273x2

10/5

PERRON

HALL

3.90

2.170

10.100

10.100

10.100

10.100

10.100

1994



TABLEAU DES SURFACES

séjour	6,80 x 7 m	47,60 ^{52, m²} m ²
salle à manger	4 x 4,5 m	18,00 m ²
cuisine	3,10 x 4,5 m	14,00 m ²
hall d'entrée	4 x 7 m	28,00 m ²
dégagement vers séjour	7 x 2,5 m	17,50 m ²
suite du Rez-de-chaussée avec chambre	5 x 4,5 m	22,50 m ²
dressing, W.C., hall privé	2,5 x 4,5 m	11,25 m ²
salle de bains	4 x 4,5 m	18,00 m ²
		<hr/>
	SOUS-TOTAL	177,00 m ²
terrasse fermée et chaufferie	18,75 x 4,2 m	79,00 m ²
		<hr/>
REZ-de-CHAUSSÉE	TOTAL	256,00 m ²
DEMI SOUS-SOL et REZ-DE-JARDIN		250,00 m ²
grande chambre au dessus de la suite		
du Rez-de-chaussée	3 x 6 m	18,00 m ²
petite chambre	2,25 x 3,8 m	8,50 m ²
ensemble sanitaire attenants	1 x 4 m	4,00 m ²
chambre d'amis	3 x 4,25 m ²	12,50 m ²
chambre de mademoiselle	2,25 x 6,75 m	14,00 m ²
salle de bains attenante	1,7 x 3 m	5,00 m ²
dégagement		2,00 m ²
studio du fils	3,25 x 5,25 m	17,00 m ²
toilettes	1,5 x 2,25 m	3,50 m ²
dégagement	9,5 x 1 m	9,50 m ²
hall		11,00 m ²
		<hr/>
1 ^{er} ÉTAGE	TOTAL	105,00 m ²
TOTAL		600,00 m ²
dont 250 m ² en sous-sol, et 79 m ² de terrasse fermée et habitable		