

Gascony – farmhouse, 5 gîtes and a 13 metre pool near Marciac - €566,500

What's for sale?

- a farmhouse, 5 gites and a 13 metre pool - sold as a going concern 10 minutes from Marciac

- the house: fine Gascony house with thick stone walls and good roof. Ground floor: two large, square reception rooms, spacious kitchen, very bright and airy living room giving on to private terrace and garden, laundry room, master bedroom with ensuite bathroom and French windows to garden. Upstairs there are two more spacious bedrooms.

- Gite 1 and 2: downstairs: very spacious living area with kitchen corner and French windows giving on to private terrace. Upstairs, bathroom, three bedrooms. Furnished.

Gite 3 and 4: downstairs: spacious kitchen and living area, bathroom, French windows to private terrace. Upstairs: two bedrooms, shower room, toilet.

Gite 5: downstairs: spacious kitchen/living area, French windows on to lawn and pool, bathroom. Upstairs: one big bedroom with plenty of light and views.

- 13 metre pool. With a winter/cool season 'roof' and safety device.

This going concern has been professionally run for a number of years. The proximity of the villages of Marciac (with its world-renowned Jazz festival) and Mirande (which boasts a busy Country Festival) mean that demand for simple, two or three-bedroomed accommodation is strong throughout the 12 summer weeks. Family reunions or special-interest groups take up the slack in the off-season.

With a good website and some agile marketing, this gîte complex could reach a turnover of over 50,000 euros per annum.

The owner's house is a Gascon farmhouse with fine, square rooms and thick-walled solidity. It shares a communal garden and pool access with the gites but has its own lawns, vegetable patch and chicken run at the back - out of sight and earshot of the guests. The whole farm is surrounded by fields of maize and sunflower with views of the snow-capped Pyrenees.

