

## Location

The house is located in the Gers (Gascony), France, in a small village near Simorre, Lombez, Samatan, and L'Isle-en-Dodon. Approximately 50 kilometers away, you will find the cities of Toulouse and Auch. It is also 100 kilometers from Lourdes and 200 kilometers from Andorra.

The house is perched on a hill, surrounded by fields, offering a peaceful setting and a magnificent view. The nearest neighbor is about 800 meters away, ensuring a calm and relaxing environment.

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## Style of the House

This is an ancient half-timbered house, with exposed brick walls, ceiling beams, a large fireplace, and old tiled floors. The house has been fully renovated while retaining its old-world charm, providing a warm and cozy interior.

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## Ground Floor

- **Fully equipped kitchen:** oven, gas stove, electric fryer, washing machine, dishwasher, refrigerator, and kitchen utensils.
  - **Adjacent dining room.**
  - **Living room** with a view of the swimming pool and the covered terrace. Equipped with a television
  - One double bedroom.
  - Two toilets.
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## First Floor

- **8 bedrooms:** 6 double rooms and 2 rooms with four beds.
- **3 bathrooms** with shower, bathtub, and double sink.
- Two additional toilets.

The house is equipped with central heating, making it suitable for year-round rental.

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## Garden and Outdoor Areas

- Large outdoor space with gardens and rose bushes.
- **Swimming pool** measuring 15 meters x 7.6 meters (maximum depth of 1.9 meters), surrounded by tiling and featuring a shaded area. Equipped with a ladder and steps, it is illuminated for nighttime use.

- Outdoor shower, garden furniture, barbecue,
  - Private parking.
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### **The Region**

- **Auch:** The capital of the Gers and Gascony, known

### **Contact**

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