



**LAMARQUE, MONTREAL DU GERS,  
GASCONY, SW FRANCE, F-32250**

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**Winkworth**



A beautifully renovated 18th century Maison de Maître with Chartreuse guest house, guest apartment, swimming pool and stone outbuildings surrounded by vineyards and the rolling countryside of the Gers. Set within an elevated parkland with wonderful hidden corners, meandering woodland pathways with views south to the Pyrénées and approached via a private lane.

3 En-suite Bedrooms  
(plus) 3 Bedroom Guest House  
(plus) 1 Bedroom Guest Apartment  
7 Bathrooms  
4 Reception Rooms  
Summer Kitchen/Dining Barn  
Walled Swimming Pool  
Large Stone Barns  
Stone Coach House  
Living Area: 500m<sup>2</sup>  
Land: 4 hectares (10 acres)

Nearest village: Montréal-du-Gers (5km)  
Nearest towns: Condom (10km), Eauze (20km),  
Nérac (30km)  
Nearest airports: Agen (48km), Tarbes (112km),  
Toulouse (122km), Bordeaux (157km)







## THE PROPERTY

This most impressive country property has been the subject of a high-grade, professional restoration by the present owners and offers fine reception rooms with high ceilings, original wooden windows, original oak, tiled and stone floors throughout. Oil-fired central heating (a combination of under-floor and radiators) serves the entire house.

The country kitchen with French windows to the garden is a chef's dream and the master bedroom with huge en suite bathroom is quite simply stunning.

The walled swimming pool with adjacent summer kitchen and double-height dining barn with exposed beams are thrilling highlights.

The sense of peace here is almost intoxicating – lying in a hammock under a tree, the stresses of day to day life simply drift away.

## MAIN HOUSE GROUND FLOOR

- Stone step up to main entrance with original solid oak front double doors, glazed above
- Entrance hall (16m<sup>2</sup>), original stone floor with original staircase in seasoned walnut with balustrade and rear door to courtyard
- Drawing Room (31m<sup>2</sup>), wooden floor, Jøtul log-burning stove
- Kitchen/Dining Room (36m<sup>2</sup>), open fireplace, stone tile floor, 110cm Falcon electric induction twin range cooker, granite and oak work tops, pantry, huge built-in cupboard, two French windows to garden
- Library (18m<sup>2</sup>), wooden floor, open fireplace
- Utility Room, huge built-in cupboard, partly glazed door to courtyard
- Guest WC
- Wine store



## MAIN HOUSE FIRST FLOOR

- First floor landing with huge built-in cupboards
- Master dual-aspect Bedroom (26m<sup>2</sup>)
- Master En-suite Bathroom
- Bedroom 2 (18m<sup>2</sup>)
- En-suite Bathroom 2
- Bedroom 3 (22m<sup>2</sup>)
- En-suite Bathroom 3
- Loft insulated with rolled glasswool insulation







## THE GROUNDS

The property is approached by a 500m private gravelled lane terminating in alongside the manor house with parking for several cars. The main buildings sit centrally within 10 acres of sheltered parkland, paddock, woodland and are immediately surrounded by attractive lawns, gated courtyard, small established orchard (fig, apple, damson, cherry, walnut) and a vegetable garden.

- Enclosed wrought-iron gated courtyard with covered dining area, bordered with various plants and climbing roses.
- Stunning double-height summer kitchen/dining/living barn (approx. 60m<sup>2</sup>) with exposed beams, up-lighters, Wi-Fi and 6m fully-retracting iron/glass doors opening to walled swimming pool (new liner in 2014)
- Wet room with shower and WC
- Gymnasium
- Former wine-press stone barn (approx. 150m<sup>2</sup>) with lighting and power
- Former bakery stone barn (approx. 50m<sup>2</sup>) with provision for lighting and power
- Gloriette pavilion (stone, cast iron, copper)
- Wine cellar with lighting and power
- Stone coach house (garage) with lighting and power
- Open-sided hangar with 4 garden store rooms, lighting and power
- Small pond water feature
- Large stone log store
- Various shaded terraces around the property for sitting and dining
- Oil store barn with Bosch boiler (installed 2014)
- Fosse septique (installed 2014) with sand filter, all to full current regulations
- Well with attractive wrought-iron cover
- Further courtyard well
- Roof-mounted satellite dish (upgraded 2014) and capable of receiving UK Freeview television
- All roofs annually maintained and repaired.











## GUEST HOUSE

Attached to the main house, the 17th Century Chartreuse has been converted into a beautiful guest house providing self-contained accommodation, with independent central heating (electricity) and Wi-Fi.

- Main entrance with partly glazed door
- Kitchen/Dining Room (23m<sup>2</sup>) with Jøtol log-burning stove
- Sitting Room (22m<sup>2</sup>)
- Bedroom1 (23m<sup>2</sup>)
- Bedroom 2 (19m<sup>2</sup>) with En-suite Shower Room and WC
- Bedroom 3 (24m<sup>2</sup>)
- Shower Room
- WC
- Utility area
- Lockable oak door behind which stairs lead up to a full length attic space for possible future expansion
- A further lockable oak door links the guest house to the main manor house

## GUEST APARTMENT

The original Priest Room has been converted into a lavish, bright and airy self-contained guest apartment with original oak flooring and views to the surrounding gardens.

- Stone steps up to partly glazed French doors
- Bed-sitting room (35m<sup>2</sup>)
- Steps up to kitchen
- Shower room
- WC
- Thermostatically controlled electric heating (radiators)
- Wi-Fi







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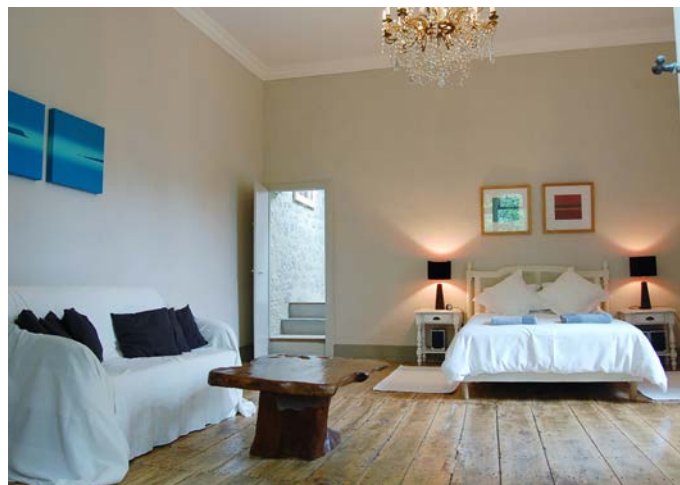
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## THE AREA

Gascony, the historic name of the department of the Gers, is characterised by a rolling patchwork of sunflowers, maize, vineyards and wooded ridges, strewn with medieval villages and towns. It is bounded by the river Garonne in the north and the Pyrénées Mountains to the south. Famous for its Armagnac and D'Artagnan's musketeers, the region is rich in culture and diversity. Agen, Toulouse and Bordeaux are major centres for commerce and culture in the south west and have international airports and TGV train service.

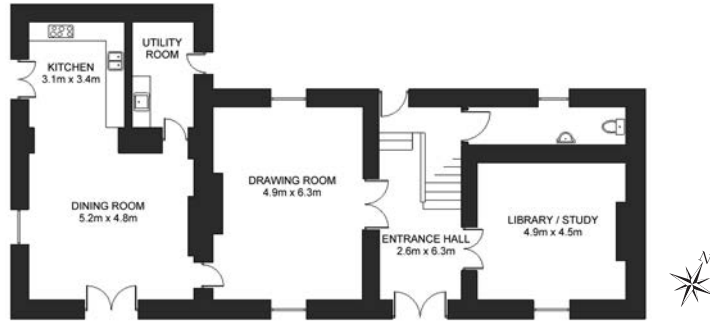
Condom, Eauze and Nérac are all charming, historic market towns. Condom has a stunning cathedral - a national monument and a highlight on the pilgrimage route to Santiago de Compostela. On market days the towns come alive with fruit, vegetables, meat, fish, cheese and regional produce. Coffee can be taken in the various cafés and a selection of restaurants (including Michelin starred) offer an excellent choice of cuisine. Each town offers a choice of supermarkets, traditional butchers, bakeries, post offices, pharmacies and tourist information offices. There is also a choice of doctors' and dental surgeries and Condom boasts an excellent accident and emergency department.

The nearby medieval bastide of Montréal-du-Gers offers excellent basic facilities including bi-lingual doctor, a well-stocked alimentionation which is open 7 days a week, a boulangerie, boucherie, two excellent restaurants, café bar, bank, post office, pharmacy, newsagent and a beautiful 17th century church. A modest weekly market offering fresh produce is held on Friday mornings.

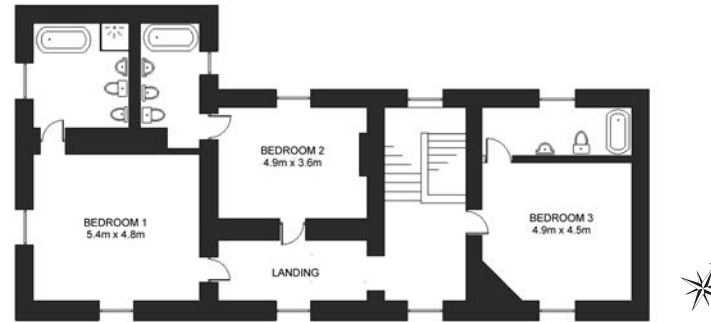




**MAIN HOUSE**  
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 120 SQ.M.



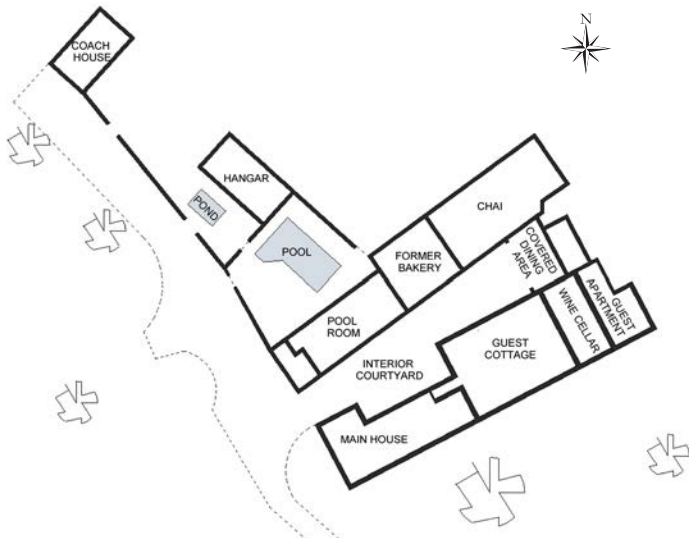
**MAIN HOUSE**  
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 120 SQ.M.



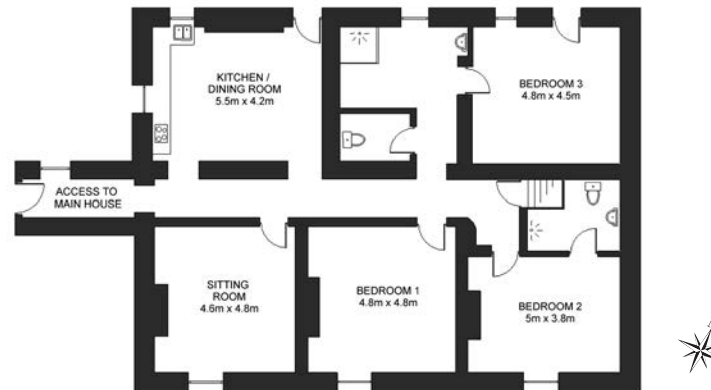
**FLOOR PLANS AND MEASUREMENTS**  
Floor plans are provided for illustrative purposes only and are not to scale. All measurements are approximate.

**VIEWINGS**  
Strictly by prior appointment only through Winkworth Long Melford. Telephone 01787 326740

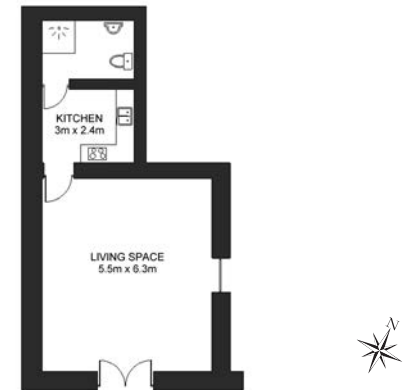
**SITE PLAN**  
GROSS LAND AREA 4 HA



**GUEST COTTAGE**  
GROSS INTERNAL  
FLOOR AREA 159 SQ.M.



**GUEST APARTMENT**  
GROSS INTERNAL  
FLOOR AREA 49 SQ.M.



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