



Luxury 5 Bed Equestrian Home For Sale In CASTELNAU D'ANGLES Occitanie France



Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	https://esalesinternational.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 649,834.79

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	32320
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Beschreibung:

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Esales Property ID: es5554966

La Grange 1740
Castelnaud d'Angles
CASTELNAU D'ANGLES
Occitanie
32320
France

Luxury 5-Bedroom Equestrian Estate in Castelnaud-d'Anglès

In the heart of the Gers—a department often referred to as the 'Tuscany of France'—lies a property that transcends the typical country home. Castelnaud-d'Anglès plays host to this extraordinary 13th-century former Templar estate, a residence where medieval history meets modern luxury. Spanning a generous



480 m2 of living space and set within a verdant landscape of rolling hills and organic farmland, this estate offers an unrivaled blend of privacy, equestrian excellence, and cultural proximity.

A Storied History Reimagined

The soul of this property is its 13th-century medieval tower, a sentinel of stone that has stood for over 700 years. Unlike many historical ruins, this estate has been 'tastefully restored' to preserve its rugged character while introducing the comforts of 21st-century living. The tower itself houses a breathtaking 80 m2 master suite on the top floor, offering panoramic views of the Gascon countryside and an en-suite bathroom that blends ancient stone walls with contemporary finishes.

The main residence is a study in light and space. A 40 m2 living room, anchored by a high-efficiency pellet stove, provides a warm communal hub, while the 34 m2 gourmet kitchen—fitted with high-end appliances—opens directly onto a terrace designed for al fresco dining. The layout is both grand and functional, featuring three bedrooms in the main wing, a dedicated office/library within the tower's stone walls, and a practical laundry and shower room on the ground floor.

Professional Equestrian Infrastructure

For the horse lover, this estate is not merely a home but a fully realized professional facility. The property includes 4 hectares (approx. 10 acres) of fully fenced, high-quality grazing land. The surrounding fields are farmed organically, ensuring a chemical-free environment for both horses and owners.

The equestrian heart of the property is a massive 200 m2 agricultural building. This versatile space currently serves as:

- * An indoor sand arena, perfect for light groundwork, lunging, or schooling during the winter months.
- * Ample storage for hay, bedding, and specialized machinery.
- * A footprint already prepped for the installation of three additional stalls, complementing the existing fenced paddocks and shelters.

With direct access to water and varied pastures, the infrastructure is 'turn-key,' ready to welcome a private string of horses or a boutique livery business immediately upon arrival.

Income Potential and Guest Accommodation

Beyond the main house, the estate offers significant versatility through its secondary dwellings. An independent 2-bedroom cottage (gîte) is already operational, featuring its own private entrance and terrace. This provides an immediate revenue stream via seasonal rentals or a luxurious space for visiting friends and family.

For those with a vision for expansion, the property is currently undergoing further renovations. There is active potential to extend the existing gîte or create a second independent dwelling. Whether you envision a multi-generational family compound or a high-end equestrian retreat center, the foundations—both literal and metaphorical—are already in place.



The Gardens: A Private Oasis

The exterior of the estate is as impressive as its interior. The grounds feature two lakes, one of which is spring-fed and located at the bottom of the garden, providing a natural source for irrigation and a serene spot for reflection. A 16 m² electrified workshop caters to hobbies and maintenance, while an above-ground pool offers a refreshing escape during the warm Gascon summers. The mature gardens are designed for low maintenance but high visual impact, blending seamlessly into the organic meadows that surround the home.

Culture, Music, and Lifestyle

While privacy is guaranteed at Castelnau-d'Anglès, the estate is far from isolated. It sits perfectly positioned between the fortified 'Bastide' towns of Montesquiou and Bassoues, where local markets, boulangeries, and cafés are just a five-minute drive away.

The region is a global magnet for music and culture:

- * Marciac (20 mins): Host to one of the world's most famous jazz festivals, attracting legends like Sting, Norah Jones, and Santana.
- * Vic-Fezensac: Home to the vibrant Tempo Latino festival, the premier European festival for Latin and Afro-Cuban music.

Technical Specifications & Accessibility

- * Living Space: 480 m² (11 Rooms / 6 Bedrooms / 5 Bathrooms)
- * Land: 4 Hectares (Fenced Paddocks)
- * Heating: A modern mix of Pellets, Wood, and Electric.
- * Taxe Foncière: €2,630
- * Diagnostics: DPE F349 / GES C11 (Proactive address of recommendations underway).

Location & Transport: The property offers the best of both worlds regarding travel. It is located 40 minutes from Tarbes-Lourdes-Pyrénées Airport (LDE) and approximately 90 minutes from Toulouse-Blagnac International Airport (TLS). For those preferring rail, the TGV links in Tarbes and Auch provide easy access to the rest of Europe.

Le Faix de Néraud and this Templar estate represent a 'once in a lifetime' opportunity. It is a property for the connoisseur—someone who appreciates the weight of history, the grace of the horse, and the incomparable rhythm of life in the South of France.

Contact Information: Sebastian Phone: +33 (0)6 95 87 53 37 Email: info@maisonsloane.fr

ABOUT THE AREA

Castelnau-d'Anglès is a picturesque, rural commune located in the Gers department of the Occitanie



region (formerly part of Midi-Pyrénées) in southwestern France. As a traditional 'Castelnau'—a village built around a feudal castle—it sits on a ridge overlooking the rolling hills of the Astarac countryside. This tranquil village is a quintessential example of Gascon charm, defined by its dispersed settlement pattern, undulating agricultural landscapes, and a small population of fewer than 100 residents.

Just 30 minutes away, the city of Auch, the historic capital of Gascony, offers all the amenities of a large provincial town: schools, a hospital, a train station, supermarkets, and a vibrant cultural scene. Toulouse, the 'Pink City,' is only an hour and 20 minutes away by car, providing easy access to an international airport, universities, and a dynamic economic center. The region is known for its mild climate, rolling landscapes dotted with sunflowers and vineyards, and its lifestyle centered on gastronomy, festivals, and conviviality. A true haven of peace for those seeking authenticity, nature, and tranquility without isolation.

History and Architecture

The village's historical identity is deeply rooted in the medieval era, with records of a stronghold here dating back to at least the 13th century. While much of the original fortress was demolished and modified in the 19th century, modest vestiges of its feudal past remain at the base of its ancient towers. Local lore even links the site to the Knights Templar, and many of the surrounding properties still feature traditional 'grison' stone, exposed beams, and vaulted ceilings that reflect the architectural heritage of the region.

Nature and Surroundings

Surrounded by woods and fertile farmland, Castelnau-d'Anglès is a haven for nature lovers and those seeking seclusion. The commune is traversed by the Guiroue and La Baradée rivers, offering lush riverbanks and scenic trails for hiking and cycling. Its elevated position provides stunning 360-degree panoramic views that often stretch as far as the snow-capped Pyrenees mountains on a clear day. The area is particularly famous for its connection to the 'Haut-Armagnac,' a region celebrated for its cereal crops, vineyards, and peaceful way of life.

Nearest Airport

The most convenient international gateway to Castelnau-d'Anglès is Toulouse–Blagnac Airport (TLS), located approximately 95 km (59 miles) to the east. The drive typically takes about 1 hour and 20 minutes via the N124. For those traveling regionally or via private flights, Tarbes-Lourdes-Pyrénées Airport (LDE) is also a viable option, situated roughly 55 km (34 miles) to the south, offering a shorter drive of about 55 minutes.

MAiN FEATURES:

- * 480m² of living space
- * 40000m² plot
- * 5 Bedrooms
- * 5 Bathrooms
- * Stunning Views



- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Allgemein

Schlafzimmer:	5
Badezimmer:	5
Fertige m ² :	480 m ²
Grundstücksgröße:	40000 m ²

Versorgungsdetails

Heizung:	Ja
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.224.225
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