



Stunning 4 Bed Stone House for Sale in Larroque Engalin Gers France



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
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Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	https://esalesinternational.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 349,000

Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	32480
Δημοσιεύθηκε:	14/09/2026
Περιγραφή:	Stunning 4 Bed Stone House for Sale in Larroque Engalin Gers France

Esales Property ID: es5555221

Rue Du Castelnau 43
Larroque Engalin
Gers
32480
France

Exquisite 4-Bedroom Limestone Residence with Panoramic Countryside Views

Larroque-Engalin, Gers, Gascony, France

Set on the edge of a historic hilltop village in the sought-after northern Gers, this exquisite limestone residence seamlessly combines period character with modern luxury. Fully renovated using premium materials, the home offers an expansive 290 m2 of beautifully styled living space across two floors. Every



room accentuates authentic Gascon architecture—including exposed stone walls, original wooden floorboards, and grand fireplaces—while framing sweeping countryside vistas.

Ground Floor Living & Accommodation The main level opens with bright, fluid spaces designed for both everyday relaxation and entertaining:

- * **Main Sitting Room (49.5 m²):** A dramatic double-aspect reception room featuring French doors opening directly to the private garden. Centered around a classic fireplace with a wood-burning stove.
- * **Gourmet Kitchen (26.0 m²):** Fully equipped with high-end appliances and custom cabinetry, leading out onto a charming south-facing balcony ideal for outdoor dining.
- * **Second Salon / Office (26.5 m²):** A cozy retreat complete with a large fireplace, wood-burning stove, built-in storage, and direct access to the south balcony.
- * **Bedroom 1 (26.5 m²):** A ground-floor bedroom showcasing a decorative fireplace and fitted wardrobe space.
- * **Shower Room (6.5 m²):** Styled with a large Italian walk-in shower, washbasin, and bidet.
- * **Utility Room (6.5 m²) & Guest WC:** Functional service space located convenient to the main living area.

First Floor & Grand Salon A light-filled stairwell leads up to a spacious upper level:

- * **Winter Salon / Landing (50.0 m²):** An impressive central reception area with double-aspect windows framing rolling hills, feature fireplace, and wood-burning stove.
- * **Bedroom 2 (26.0 m²):** Generous double-aspect bedroom with polished original wooden floorboards.
- * **Bedroom 3 (28.0 m²):** Light-filled master-sized bedroom with vintage timber floors.
- * **Bedroom 4 (28.0 m²):** A fourth spacious bedroom featuring solid wood flooring.
- * **Family Bathroom (6.0 m²):** Elegant sanctuary complete with a freestanding roll-top bath, washbasin, and WC.
- * **En-Suite Shower Room (3.5 m²):** High-end Italian shower room serving the upper bedrooms.

Grounds & External Amenities The immediate grounds encompass roughly 324 m² of land, highlighted by a charming attached garden (approx. 130 m²) featuring a tranquil water feature, an original stone well, a woodshed, and a sunny terrace designed for peaceful morning coffee or evening dining.

- * **Separate Negotiation Option:** A second detached garden featuring a private swimming pool and fully equipped pool house—located just a short stroll from the property—is available via separate purchase.

Location & Regional Highlights Larroque-Engalin is a picturesque medieval village steeped in Gascon history. The nearby village of La Romieu provides daily amenities, bakeries, and cafes, while the vibrant market towns of Lectoure and Condom are just a short drive away, offering local producers' markets, gourmet dining, and health services.

Technical Specifications

- * **Habitable Space:** -290 m² (Total Plot -324 m²)
- * **Heating:** Wood-burning stoves paired with efficient electric radiators



* Drainage: Private septic tank system (assainissement autonome)

ABOUT THE AREA

Larroque-Engalin is a charming, historic commune tucked away in the Gers department in the heart of southwestern France. Positioned atop rolling countryside in the region historically known as Gascony, this quiet hilltop village is celebrated for its serene atmosphere, traditional stone architecture, and sweeping panoramic views of surrounding farmland, vineyards, and oak woodlands.

Steeped in medieval history, the village retains a remarkably authentic French rural ambiance. Its narrow lanes, historic church, and preserved limestone residences recall a time when fortified hill-top settlements provided safety across the region. Life in Larroque-Engalin moves at an unhurried, peaceful pace, far removed from the hustle of major urban centers, making it an ideal retreat for those seeking privacy and natural beauty.

The village is situated near several well-known Gascon towns, providing easy access to daily amenities, lively weekly markets, and acclaimed gastronomy. The nearby historic village of La Romieu, as well as the bustling heritage towns of Lectoure and Condom, offer everything from local bakeries and cafes to thermal spas and fine dining featuring regional specialties like Armagnac and duck confit.

For international travel and regional transport connections, Agen-La Garenne Airport is the nearest regional facility at roughly 20 to 25 kilometers north. For extensive commercial and international flights, Toulouse-Blagnac Airport (TLS) serves as the primary major gateway, located approximately 85 kilometers to the southeast—making the village easily accessible within a 1- to 1.5-hour drive.

MAiN FEATURES:

- * 290m² of living space
- * 324m² plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * 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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Tenanted: Ναί

Κοινά

Κρεβατοκάμαρες: 4



Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	290 τ.μ
Μέγεθος αυλής:	324 τ.μ

Utility details

Heating:	Ναί
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.976.204
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