



## 2 Bed House For Sale In Les Maisons du Golf d'Armagnac Eauze



### Информация об агенте

|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| Название:          | Niall Madden                                                                  |
| Название компании: | Esales Property Limited                                                       |
| Страна:            | Великобритания                                                                |
| Experience since:  | 2002                                                                          |
| Тип услуг:         | Selling a Property                                                            |
| Specialties:       |                                                                               |
| Property Type:     | Apartments                                                                    |
| Телефон:           |                                                                               |
| Languages:         | English                                                                       |
| Веб-сайт:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 140,756.38 |

### Местоположение

|                  |                  |
|------------------|------------------|
| Страна:          | Франция          |
| Адрес:           | Lieu dit Guinlet |
| Почтовый индекс: | 32800            |
| Добавлено:       | 03.09.2025       |

Описание:

2 Bed House For Sale In Les Maisons du Golf d'Armagnac Eauze France

Esales Property ID: es5554759

Property Location

Lieu dit Guinlet

32800 Eauze, France

Property Details

Your French Dream Awaits: A Stunning 2-Bedroom Home with a Private Pool on a Premier Golf Course

Imagine waking up to the gentle sounds of the French countryside, with the lush greens of a renowned golf course right outside your door. This isn't just a fantasy; it's the reality offered by this exquisite two-bedroom house for sale at Les Maisons du Golf d'Armagnac in Eauze. This property is more than just a



home; it's a gateway to a life of comfort, leisure, and natural beauty in the heart of the Gers region. This exceptional home offers the perfect blend of private luxury and access to world-class resort amenities, making it a compelling opportunity for anyone seeking a holiday retreat, a rental investment, or a peaceful permanent residence in France.

The house is part of the prestigious Golf d'Armagnac development, a community designed to provide a high-end, relaxed lifestyle. The moment you arrive, you'll feel a sense of tranquility. The property itself is a charming and comfortable oasis, thoughtfully designed to maximize space and natural light. It features two spacious bedrooms, each offering a serene and private space for rest. The family-friendly layout includes private bathrooms, ensuring convenience and comfort for residents and guests alike. This thoughtful design makes it ideal for a small family, a couple, or a group of friends.

The heart of the home is its open and inviting living area, which seamlessly connects to a fully equipped kitchenette. This space is perfect for preparing meals and enjoying quiet dinners at home. The real standout feature of this property, however, is its direct connection to the outdoors. Each unit has a terrace that overlooks the beautiful communal gardens. The true jewel in the crown is the private entrance, which leads to your very own slice of paradise: a personal pool. This exclusive amenity allows you to enjoy a refreshing swim or simply relax on your sun lounger in complete privacy, all while being just steps away from the expansive golf course. The garden views from the terrace create a picturesque backdrop, making every moment feel like a true escape.

Beyond the boundaries of your private home, the Les Maisons du Golf d'Armagnac resort offers an impressive array of shared facilities that elevate the living experience. Residents have full access to a seasonal outdoor swimming pool, a large and inviting space for a communal dip or a morning swim. The property also features a sun terrace, perfect for soaking up the glorious French sunshine, and a charming bar where you can enjoy a pre-dinner drink or a glass of local wine. For those who love the outdoors, there are dedicated outdoor seating and picnic spots, providing a beautiful setting for al fresco dining. The convenience of on-site bike hire means you can easily explore the stunning local area and its picturesque countryside.

The location of this home is truly unbeatable. Situated in the tranquil setting of Eauze, the property is perfectly positioned to offer both seclusion and accessibility. The region is known for its rolling hills, historic towns, and rich agricultural heritage, particularly its production of the famous Armagnac brandy. The house is a haven for golf enthusiasts, with the renowned Guinlet Golf Course just 2 kilometers away and the Albret Golf Course located a short 42 kilometers away. For travelers, the property is conveniently located just 93 kilometers from Pau Pyrénées Airport (PUF), making it easily accessible for international visitors and a perfect lock-up-and-leave holiday home.

This property has been consistently highly rated by guests for its excellent facilities, comfort, and the overall quality of the experience it provides. This strong reputation makes it not only a desirable place to live but also a smart investment with significant potential for holiday rentals. The blend of a private, comfortable home with the full suite of resort amenities, all set within the beautiful and accessible Gers region, is a rare find. Priced to sell, this home is a turnkey solution for a life of leisure and sophistication in one of France's most authentic and charming areas. Don't miss the chance to make this exceptional property your own.



## ABOUT THE AREA

This stunning property is situated in the heart of the Gers region, a tranquil and picturesque part of southwestern France. Often called 'little Tuscany,' the Gers is renowned for its rolling hills, vibrant fields of sunflowers, and lush vineyards that produce the famous Armagnac brandy. This is a land of authentic Gascon charm, where life moves at a relaxed pace, and a strong sense of community and tradition prevails. The area is a perfect escape from the hustle and bustle of modern life, offering a genuine taste of rural France without sacrificing comfort or convenience.

The town of Eauze itself is a historic gem, known as the capital of Armagnac. Its rich past stretches back to the Roman Empire, when it was the capital of the Roman province of Novempopulania. Visitors can explore the exceptional archaeological sites of Elusa, which include a museum displaying a Roman treasure of over 28,000 coins and jewels, as well as the remains of the Domus de Cieutat, a large urban Roman residence. The town's charming medieval center, with its half-timbered houses and beautiful Gothic cathedral, offers a delightful setting for leisurely strolls, visits to local markets, and enjoying the friendly atmosphere.

Beyond Eauze, the Gers region is a treasure trove of cultural and natural wonders. The landscape is dotted with medieval towns and fortified villages, many of which are classified among 'The Most Beautiful Villages in France,' such as Larressingle and Montréal-du-Gers. Visitors can immerse themselves in local gastronomy, from tasting delicious foie gras and duck confit to exploring the many wine estates and distilleries offering tastings of Armagnac. The region is also popular with outdoor enthusiasts, with numerous hiking and cycling trails, including the famous pilgrimage route of the Way of St. James, which passes through the area.

For international travelers and property owners, accessibility is key. The property is conveniently located just 93 km from Pau Pyrénées Airport (PUF), which offers flights to various European destinations. Other nearby options include Tarbes-Lourdes-Pyrénées Airport (LDE), about an hour away, and the larger international hubs of Toulouse-Blagnac Airport (TLS) and Bordeaux-Mérignac Airport (BOD), both approximately a two-hour drive. This network of airports ensures that the region remains well-connected, making this home an ideal choice for a holiday retreat that is easily accessible from across the globe.

## MAiN FEATURES:

- \* 100m2 of living space
- \* 2 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Pool
- \* 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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## Общие

|                 |          |
|-----------------|----------|
| Спальни:        | 2        |
| Ванные комнаты: | 1        |
| Готовые кв.м.:  | 100 кв м |

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://www.youtube.com/embed/7zPVoaw6rAE>

## Contact information

IMLIX ID: IX7.496.615

