**À Larroustat, Manent-Montané**

**Manent-Montané**

Manent-Montané is a village in the south of the Gers, from which there are glorious views of the **Pyrénées**. It is 8 km. from the market towns of Boulogne-sur-Gesse and Castelnau-Magnoac, and 12 km. from Masseube; these towns all have good supermarkets, post offices, restaurants and all other amenities. Closer to home, 4 km. away, is the little town of St. Blancard which has a shop, post office and restaurant as well as an ancient chateau. The road to **Toulouse** has recently been much improved and Blagnac Airport is only an hour away. Pau, with its airport, is an hour and a quarter away. Auch, the cathedral town which is the departmental capital of the Gers, is 40 minutes to the north; to the south the Pyrénées – easily visible from all over this region - can be reached in just over an hour.

**À Larroustat**

This spacious and comfortable farmhouse, with extensive outbuildings and its own pool, is set in a hectare of land on the outskirts of the village. Surrounded on all sides by a lovely garden and set back from the road, this handsome colombage house is within sight but not sound of the village and enjoys privacy and peace – as well as an impressive view of the mountains.

The house, a 'Gascon double' (in other words 2 rooms deep), has been entirely restored and is in excellent condition. Attention was paid to preserve all that was old and interesting while at the same time making the house sound, secure and comfortable.

The imposing entrance hall from which the stairs lead up has beautiful newly-restored colombage walls with lime plaster. Opening off it the kitchen (22m$^2$), which has French windows opening onto the terrace and garden beyond, is equipped with a four-oven Aga, Bosch dishwasher and 2 bowl ceramic sink; the extensive cupboards are custom-built and the work surfaces are granite.

Behind the kitchen is a study and TV room (15m$^2$). There is an original built-in floor-to-ceiling cupboard in here made of burr elm.

A corridor in the entrance hall leads to the downstairs lavatory and to the utility room, which has a washing machine, tumble dryer, large Belfast sink and plenty of storage cupboards.

On the other side of the hallway is the large drawing room (39m$^2$) which with four windows looks both north and south. The unusual feature in this room is the pair of roomy alcoves which are both fully lined with oak bookshelves. An efficient wood-burning stove is on the tiled hearth.

Beyond the drawing room is the dining room (29m$^2$) with two west-facing windows and a traditional small arched window in the north wall. The walls in here are panelled to dado height. Both the drawing and dining rooms extend the full depth of the house and are ideal for entertaining.

Upstairs, leading off the colombage landing, is the master bedroom (23m$^2$) with one window looking south towards the mountains, the other overlooking the pond garden. It has a three-door built-in wardrobe. This room has an ensuite bathroom (15m$^2$) which has free-standing roll-top bath, basin with marble surround, shower and lavatory. Fitted wardrobes and storage cupboards run the length of one wall.

Also leading off the landing is a single bedroom (10.4m$^2$) which, too, has a built-in wardrobe.

On the other side of the landing is a suite of rooms currently being used as accommodation for bed-and-breakfast visitors; this comprises three double bedrooms and one bathroom. Because of the arrangement of the rooms, the first one is at present an upstairs sitting-room for guests (23m$^2$) because the other two double rooms lead through it to reach the bathroom, but it could easily double as a child's room or a room for extra guests. The principal double bedroom (16.5m$^2$) looks both north and west and has an attractive view of the village. The second bedroom (15.5m$^2$) shares this view. The bathroom (15m$^2$) has bath, basin, shower and lavatory.

Propane-fired central heating has been installed; downstairs the heating is underfloor and upstairs there are radiators throughout. Telephone with 1 Mb ADSL is installed.

The house has been properly insulated, replastered where necessary, and decorated thoughout to a very high standard. There are several new chestnut windows to match the old traditional ones, and all new cedar shutters. An attractive feature of the house is the extensive colombage on the outside.

Outside: the salt-water swimming pool, 10m x 5m, is set at the back of the house and is surrounded by an escallonia hedge and a generous paved area. The cabin housing the pool equipment doubles as a changing room and there is an extra roofed area for shade. On the other side of the cabin is a shaded eating area.

Adjoining the house in the traditional L-shape is a huge barn, (260m$^2$), currently used for storage and garaging but certainly with potential for conversion. At the far end is a separate area currently used as a workshop but which could be ideal for conversion into a garage.

There is also, at the southern end of the property, a large and beautiful free-standing barn or 'hangar' (310m$^2$).

There is a paved patio outside the kitchen doors surrounded by a border and trellises with climbing roses. Between the house and the barn is a covered area for evening dining, which is also a good place for a shady lunch on a hot day. Beyond this is another covered terrace looking towards the village, giving morning shade and evening sun and is also ideal for entertaining.

There is a large and level garden, well planted with fruit trees (7 heavily cropping old cherry trees, plus peach, pear, greengage, nectarine and fig), raspberry canes and blackcurrant bushes. There is a small vegetable garden with room for more. Additionally there is a pond with water lilies, and a rose garden planted with David Austin roses and lavender. Between this area and the pool is a large expanse which makes a good croquet lawn and a group of old oak trees shades this corner of the garden.

Visit also www.coin-du-gers.com.