Sabatel Farmhouse

Region: Midi-Pyrenees **Sleeps:** 12

Overview

Painstakingly restored by a leading architect, Sabatel Farmhouse merges historic charm with sleek, modern comfort, set in a countryside hamlet in the heart of idyllic Gers landscapes. With sweeping views of the surrounding hills and fields, it offers a stylish escape in Gascony.

The main farmhouse retains its soul through weathered stone walls, original beams, pretty blue shutters and a sense of timeless solidity. Meanwhile, contemporary design accents such as glass, steel and soft, natural tones create a welcoming sense of space. The split-level living room invites easy conversation or quiet evenings by the fire, while the fully equipped kitchen and dining room are perfectly arranged for relaxed meals and lively gatherings alike. With four bedrooms, three of them ensuite, the layout provides comfort and privacy in equal measure.

Outside, the converted barn offers additional space for extended family or friends, with a further two bedrooms upstairs, its own kitchen and living area, and views that drift endlessly across the valley, allowing Sabatel Farmhouse to sleep up to 12 guests across the two dwellings.

The outdoor spaces are equally generous. Formal gardens with clipped box hedges, roses and lavender give way to a tranquil water garden. The private 12-metre infinity pool shimmers in the afternoon light, edged by a broad sun terrace and shaded dining area ideal for long lunches and late-evening aperitifs.

Located just fifteen minutes from the lively market town of Condom, Sabatel Farmhouse balances rural life with easy access to restaurants, bakeries and shops. Across the region, explore nearby bastide villages like Fourcès and Montréal, take in the dramatic cathedral at Auch or wander the vineyards and markets that define this gourmet region.

The climate is gentle year-round, the food rich in tradition and the pace of life irresistibly slow in one of southwest France's most quietly beautiful corners.









Facilities

Walking/Hiking Paths • Pure France • Cycling • Horse Riding • Ideal for Kids • Private Pool • Wine Tasting • Golf Nearby • Pets on Request • Ideal for Teens • Modern • Ground Floor Bed & Bath • Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Barn • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Dishwasher • Microwave • Satellite TV

Interior & Grounds

Farmhouse Interiors

Main Level (split-level)

- Entrance hall
- Living room with original beams, fireplace, TV (with satellite channels), DVD player and Wi-Fi internet. Doors open to garden
- Kitchen with bar and stools, well equipped including fridge, freezer, microwave, dishwasher, washing machine, mini-fridge, oven and hob. Door opens to terrace and garden
- WC and sink
- Bedroom 1 with double bed
- Shower room with WC, separate shower and sink

First Floor (via open-tread, open-sided stairs)

- Bedroom 2 with double bed and ensuite WC, bath, shower and sink
- Bedroom 3 with double bed and ensuite WC, shower and sink
- Bedroom 4 with double bed and ensuite WC, shower and sink

Barn Interiors (two levels with open-tread stairs)

- Open-plan kitchen and living area
- Bedroom 5 with double bed
- Separate WC
- Bedroom 6 with two single beds
- Shower room with WC, shower and sink

Outside Grounds

- Infinity swimming pool (12x6m) with alarm
- Sun terrace and loungers
- Shaded dining terrace with barbecue
- Water feature
- Private grounds with lawns, box-hedges, lavender and roses
- Some different levels and steps
- Private parking









Location & Local Information

In a small countryside hamlet north of Gazaupouy (4km) in the Gers countryside, Sabatel Farmhouse offers a stylish escape amidst gently rolling hills and iconic landscapes. This is a pretty setting with access beyond only to the neighbouring church or open fields.

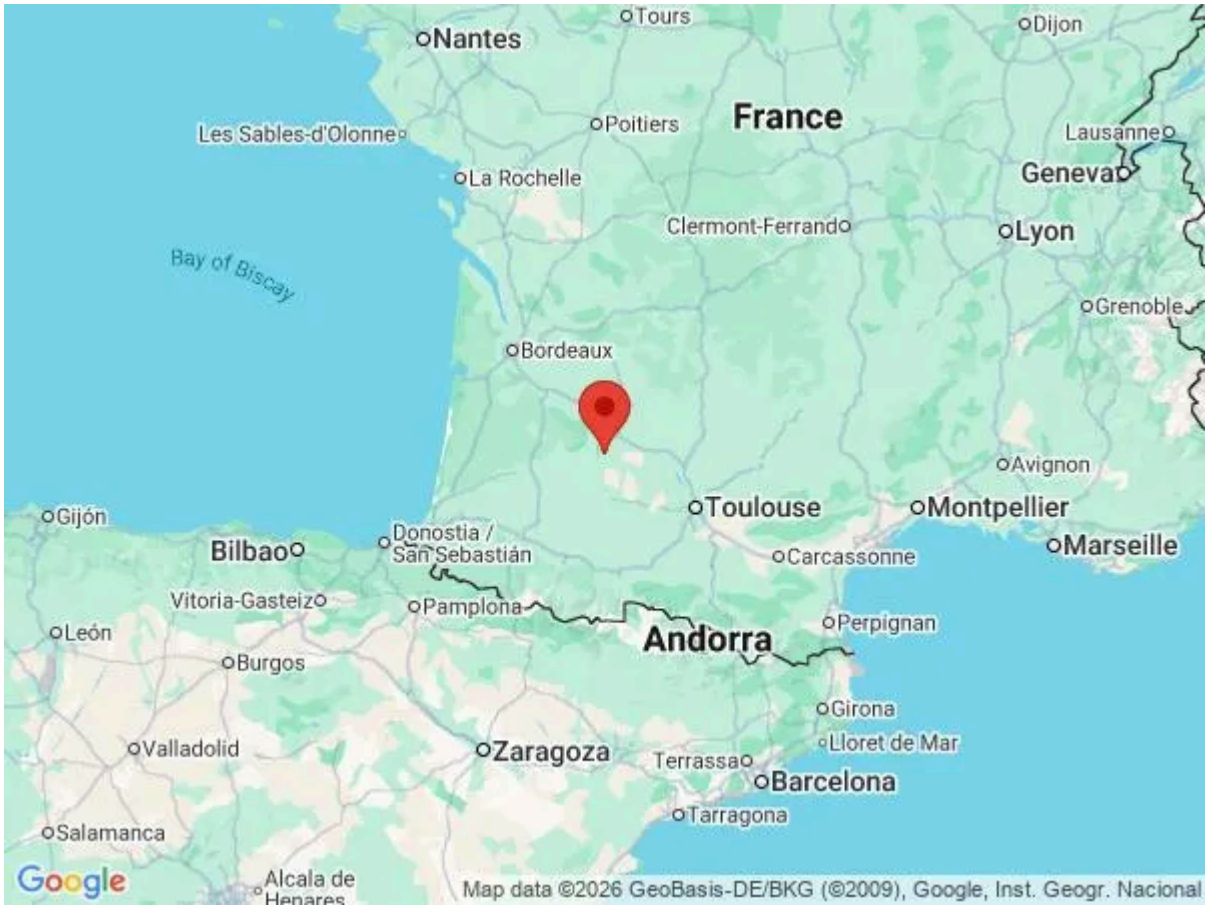
The farmhouse is perfectly placed to explore the highlights of Gascony. Around a 15-minute drive away lies the historic town of Condom (12km), a hub of culture and gastronomy with vibrant weekly markets, charming cafés and a full range of amenities. Closer still, the village of La Romieu (8.5km) offers essential shops, a bakery and two excellent restaurants, also famed for its remarkable 14th-century collegiate church.

Around half an hour by car, the nearby bastide villages of Montréal, Larressingle and Fourcès, each with their cobbled lanes and medieval architecture, promise hours of meandering and discovery. All three villages are officially classified as 'Plus Beaux Villages' in France.

Further afield, culture lovers will relish visits to Auch (57km), with its magnificent cathedral and renowned choir stalls, and Abbaye de Flaran (20km), one of the best-preserved Cistercian abbeys in the region. The beautifully excavated Roman villa of Séviac (30km) is another local gem, revealing ancient mosaics and the area's rich past. For a taste of lively local tradition, the night markets at Vic-Fezensac (37km) are a must, with street food, live music and artisan stalls filling the summer evenings with colour and conviviality.

The surrounding region is a food-lover's paradise, where the warmth of the Gascon people is matched only by the richness of their cuisine. Indulge in local delicacies such as foie gras and confit de canard, and explore nearby vineyards offering tastings of the region's famous Armagnac and Côtes de Gascogne wines. Within half an hour, the handsome towns of Lectoure and Fleurance also tempt with local markets and relaxed dining.

Whether you're seeking cultural treasures, gourmet pleasures or soaking up the slow pace of life in rural France, Sabatel Farmhouse makes the perfect base.









Local Amenities

Nearest Airport	**Toulouse Airport (136 km)**
Nearest Airport 2	**Bordeaux Airport (165 km)**
Nearest Beach	**Garonne Plage (190 km)**
Nearest City	**Toulouse (130 km)**

Nearest Golf	**Golf du Château d'Allot (32 km)**
Nearest Restaurant	**La Romieu (6 km)**
Nearest Town	**Condom (11 km)**
Nearest Village	**La Romieu (6 km)**
Nearest Supermarket	**Condom (11 km)**

What we love

- Painstakingly restored farmhouse blending original features with sleek contemporary design
- Relax in the 12-metre infinity pool or admire the formal gardens with lavender, roses and a water feature
- Stylish interiors with split-level living, original beams and generous social spaces
- Just 10 minutes from vibrant Condom, with its weekly market, shops and restaurants
- Discover charming bastide villages, vineyards and the striking cathedral at Auch, all wonderful days out

What you should know...

- Guests need to be able to safely manage some steps across the grounds as well as contemporary open-tread staircases inside both dwellings.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday. All other days on request.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.
- **Internet access?:** Yes.