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Beautiful country property with ecological renovation

Vic-Fezensac , Gers , Occitanie



€670,000

inc. of agency fees

4 Beds 2 Baths 302 sqm 8 ha

10 km south of Vic-Fezensac, in the middle of fields and with lovely views over the countryside to the Pyrenees,...

At a Glance

Reference	MFH-BG33250	Near to	Vic-Fezensac	Price	€670,000
Bed	4	Bath	2	Hab.Space	302 sqm
Land	8 ha	Pool	No	Land Tax	N/A

Property Description

10 km south of Vic-Fezensac, in the middle of fields and with lovely views over the countryside to the Pyrenees, the ecological renovation of this property will win you over. The owners have installed a water reservoir and irrigation system to water the organic garden and orchard, fed by a spring and rainwater. The vegetable garden benefits from water from the pond.

As the property benefits from several springs that do not dry up, the house is supplied with spring water and retains its public water supply just in case. As for electricity, 12 photovoltaic panels supply the house's basic needs: water heater, fridge, lights and sockets. The house is largely heated by a masonry heater, the old boiler has been removed but the radiators are in place and you can install a heat pump or any other heating system if you wish. Insulation is made from sheep's wool, hemp, wood wool and straw, with the emphasis on environmentally-friendly materials.

The property comprises 8 hectares, 6 of which are cultivated fields and 1 hectare of woodland. There is a new 80 m² hangar, a 130 m² barn, a garage and a 36 m² outbuilding with a shower room.

The house is surrounded by pretty terraces, a flower garden, a swimming pool and an old wash house with beautiful water lilies.

The 300 m² of living space comprises a beautiful entrance hall with wood burner, a fitted kitchen, a large lounge and dining room, a study, a master bedroom with dressing room and shower room and a second bedroom on the ground floor. Upstairs, 2 bedrooms share a shower room. Separately, a 38 m² flat has been created to accommodate friends and family, comprising a living room, a small kitchen, a shower room, a bedroom and a sauna. This is a truly unique and beautiful property, with very low maintenance costs and a high ecological value.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2000.00 and 2740.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

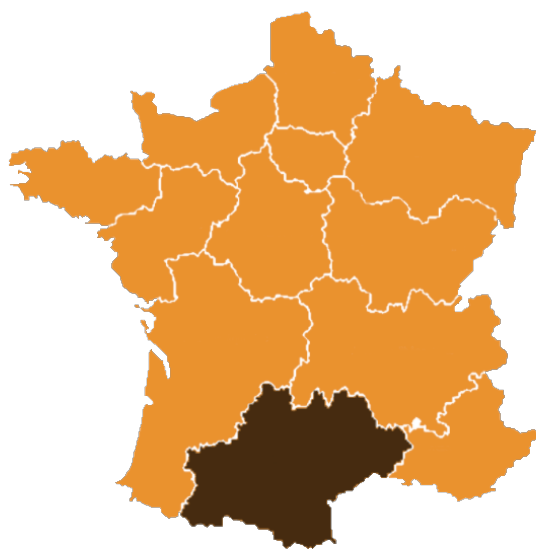
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€670,000

Key Information

Internal Area:	302 sqm
Land Area:	8 ha

Location: Occitanie



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