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Beautiful Country Property with Swimming Pool and Views of the Pyrenees

Estang , **Gers** , **Occitanie**



€670,000

inc. of agency fees

5 Beds 6 Baths 300 sqm 2.9 ha

We proudly present you one of our latest exclusive listings, a beautiful Country Home, located in Estang, a village...

At a Glance

Reference	MFH-BG33284	Near to	Estang	Price	€670,000
Bed	5	Bath	6	Hab.Space	300 sqm
Land	2.9 ha	Pool	No	Land Tax	N/A

Property Description

We proudly present you one of our latest exclusive listings, a beautiful Country Home, located in Estang, a village with numerous small shops, just a few kilometers from Eauze, Nogaro and Mont de Marsan and only an hour from the Atlantic Ocean. It boasts 2.9 hectares of lush gardens and a meadow, with stunning views of the wooded countryside and the Pyrenees.

Tastefully renovated, the 300 m² property features a large living room with a fireplace and a wood burner, it bathes in light thanks to its double exposure, a magnificent family kitchen custom-made by a cabinetmaker, equipped with high-end appliances such as a pizza oven, a steam oven, a traditional oven, a wine cellar, a vegetable refrigerator, etc. The kitchen opens onto a pleasant covered terrace, complete with a built-in barbecue. The property includes another small 'breakfast' kitchen, perfect for bed and breakfast activities. It opens onto the garden and a romantic inner courtyard. Also on the ground floor, the master suite which consists of a spacious bedroom with a sitting area and a dressing room, a bathroom with shower and bathtub, a second dressing room and a separate toilet. A guest bedroom with its en suite bathroom and dressing room, as well as a fireplace with an insert. On the first floor, there are 3 beautiful double bedrooms, each with its en-suite bathroom and closets.

Outside, an outbuilding houses a relaxation area with a living room and a bathroom with shower/steam room, which can easily be converted into an independent sixth bedroom.

The carefully landscaped, fenced and very private garden offers several areas: the pool area with its terrace, a shaded terrace under the pine tree, the pétanque court, the orchard with numerous mature fruit trees, and the meadow with a natural untouched area to shelter local wildlife and it could be used to keep horses or any kind of animals. On the north side, there is a large parking area and a carport for 3 vehicles as well as a workshop. This truly is a wonderful, very well-maintained property, one can move in straight away and enjoy the French country life. It can be sold entirely furnished. Feel free to ask us for more information or for a viewing.

Fees to be paid by the seller. Energy class F, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 6200.00 and 8450.00 €. 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:	5
Bathrooms	6
Price	€670,000

Key Information

Internal Area:	300 sqm
Land Area:	2.9 ha

Location: Occitanie



Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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