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## Gorgeous Gascon Country Property with Pool and Views

**Auch , Gers , Occitanie**



# €749,000

inc. of agency fees

5 Beds    4 Baths    363 sqm    1 ha

Situated just 10 km from Vic Fezensac and 20 km from Auch, this beautiful 360 m<sup>2</sup> stone property is nestled in...

### At a Glance

<b>Reference</b>	MFH-BG33287	<b>Near to</b>	Auch	<b>Price</b>	€749,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	363 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated just 10 km from Vic Fezensac and 20 km from Auch, this beautiful 360 m<sup>2</sup> stone property is nestled in the countryside. It features a guesthouse, a swimming pool, and a pond, all set on 1.2 hectares of garden.

With views over the rolling fields and the Pyrenees, this beautiful Gascon property is situated in a lovely park of over one hectare, entirely fenced. The entrance is through a lovely wrought iron gate. As you pass by the stone-built pond, serenaded by croaking frogs, you reach the imposing property. .

Inside, the recently completed renovation seamlessly blends old and new, with a meticulous combination of stone and iron. The 107 m<sup>2</sup> open living area is perfectly divided into a TV lounge, an open plan kitchen, a living room with an ethanol fireplace, and a dining room. The ground floor also features a laundry room, a shower room, and a toilet. Upstairs, there are two spacious suites, each with its own bathroom, toilet, and dressing room; one suite also includes an office. A 150 m<sup>2</sup> attic offers expansion possibilities.

The living area connects to the guesthouse kitchen, allowing for a single large home if you prefer not to divide the house. The guesthouse features a charming 35 m<sup>2</sup> kitchen that opens onto the east terrace, a living room with a beautiful stone fireplace that also opens onto the same terrace, and upstairs, three bedrooms, a shower room, a toilet, and a dressing room.

A spacious 100 m<sup>2</sup> garage and a charming, authentic 60 m<sup>2</sup> former chicken coop provide ample storage and development opportunities.

The pool area is idyllic, featuring an infinity lagoon pool and a jacuzzi, both heated by an independent heat pump. It also includes a spacious beach area, a covered terrace, and a pétanque court.

This sublime property awaits you—contact us soon

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 6770.00 and 9220.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€749,000

## Key Information

Internal Area:	363 sqm
Land Area:	1 ha

## Location: Occitanie



## Gallery













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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.

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