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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 m² stone property is nestled in...

At a Glance

Reference MFH-BG33287
Bed 5
Land 1 ha

Near to Auch
Bath 4
Pool No

Price €749,000
Hab.Space 363 sqm
Land Tax N/A

Property Description

Situated just 10 km from Vic Fezensac and 20 km from Auch, this beautiful 360 m² 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 m² 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 m² 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 m² 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 m² garage and a charming, authentic 60 m² 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.

Summary

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

Key Information

Internal Area:	363 sqm
Land Area:	1 ha

Location: Occitanie



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C. BAUER – Sunday Times

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