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## Exceptionnal Property with Pool, Tennis Court and 360° Views

Vic-Fezensac , Gers , Occitanie



# €1,480,000

inc. of agency fees

6 Beds   5 Baths   427 sqm   1.65 ha

Nestled in the heart of breathtaking landscapes, this magnificent property offers stunning panoramic views in...

### At a Glance

<b>Reference</b>	MFH-BG33297	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€1,480,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	427 sqm
<b>Land</b>	1.65 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of breathtaking landscapes, this magnificent property offers stunning panoramic views in all directions: a picturesque village, a majestic château, and the splendid Pyrenees mountains. Tranquility and privacy are assured, with the nearest neighbor 700 meters away, allowing you to fully enjoy the serenity of the location.

Only 15 minutes away, you will find all the necessary amenities: supermarkets, shops, restaurants, and more. The international airport of Blagnac is 1 hour and 15 minutes away, facilitating access to transportation and services. Horse riding enthusiasts will be delighted to discover an equestrian center just 5 minutes away, while golf lovers can visit the 18-hole courses located in Auch and Tillac, 30 minutes away.

The property, dating from 1864, has been completely restructured and redesigned under the professional supervision of an architect. The choice of reclaimed and high-quality materials such as oak, cast iron, travertine, and Volevatch fixtures adds an incomparable charm and authenticity.

With a living area of 427 m<sup>2</sup>, this residence offers six bedrooms and a heated attic that can be converted into a seventh bedroom. Two full bathrooms with jacuzzi, shower, toilet, and sinks, as well as three shower rooms with shower, sink, and toilet, ensure optimal comfort for all residents.

The property also includes a music room with a Hofmann grand piano and a small fireplace, a winter living room with a large fireplace, a dining room with another large fireplace, and a fully equipped kitchen including a Lacanche stove and an American refrigerator. A large wine cellar transformed into a bistro with a bar, a library, a wine cellar, a pantry, and a technical room complete this exceptional property.

Outside, a large pool house equipped with a barbecue, stove, and refrigerator, a sublime infinity pool offering a unique view of the village and the château, and a large patio as well as a magnificent tennis court, create an ideal setting for relaxation and entertainment.

The garden, carefully designed and planted under the supervision of a landscaper, covers a total area of 1.6 hectares. The property is heated with fuel, with cast iron radiators in all rooms except in the dining room and kitchen, where the heating is underfloor. Double glazing is present throughout the property, except in the wine cellar.

This exceptional property combines the charm of the old with modern comfort, offering an idyllic and serene living environment in the Gers.

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 5220.00 and 7110.00 €.

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

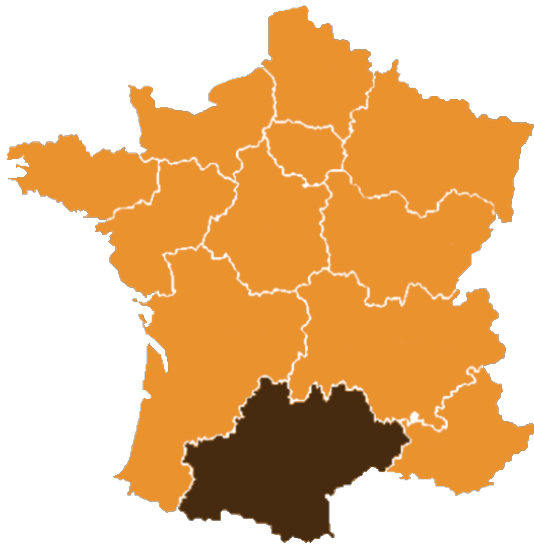
## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€1,480,000

## Key Information

Year Built:	1864
Internal Area:	427 sqm
Land Area:	1.65 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**

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