

[Click to view MFH-BG33297](#)

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

Reference	MFH-BG33297	Near to	Vic-Fezensac	Price	€1,480,000
Bed	6	Bath	5	Hab.Space	427 sqm
Land	1.65 ha	Pool	No	Land Tax	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 m², 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.

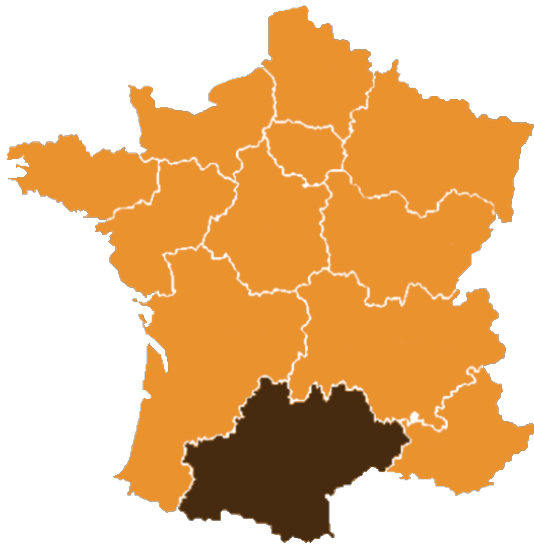
Summary

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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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

great service
fast transfers

send money abroad 24/7 excellent rates