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## Sublime Property with Stone Dovecote

Fleurance , Gers , Occitanie



# €490,000

inc. of agency fees

3 Beds   3 Baths   223.6 sqm   0.46 ha

Discover this 223 m<sup>2</sup> property where authenticity and modern comfort blend harmoniously, enhanced by a beautiful...

### At a Glance

<b>Reference</b>	MFH-BG33300	<b>Near to</b>	Fleurance	<b>Price</b>	€490,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	223.6 sqm
<b>Land</b>	0.46 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this 223 m<sup>2</sup> property where authenticity and modern comfort blend harmoniously, enhanced by a beautiful stone dovecote, all set on a lovely 4600 m<sup>2</sup> plot of land. The main living area, measuring 42 m<sup>2</sup>, is equipped with a pellet stove, providing a warm and inviting space along with a fully equipped kitchen and a utility room. On the ground floor, a spacious bedroom features its own private bathroom, ensuring comfort and privacy.

Upstairs, a second bedroom comes with its own bathroom and dressing room, offering a lovely personal space. The dovecote adds a unique charm to the property: on the first floor, a library invites relaxation, while the second floor houses an additional bedroom with an en-suite shower room and dressing room.

Outside, enjoy a beautiful terrace with a pergola and a heated swimming pool for moments of relaxation throughout the year. A garage and a chalet complete the ensemble, offering additional spaces for storage or various projects. This property is a true haven of peace, combining old-world charm with modern comfort, not to be missed.

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2270.00 and 3150.00 €.

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:	House
Bedrooms:	3
Bathrooms	3
Price	€490,000

## Key Information

Internal Area:	223.6 sqm
Land Area:	0.46 ha

## Location: Occitanie

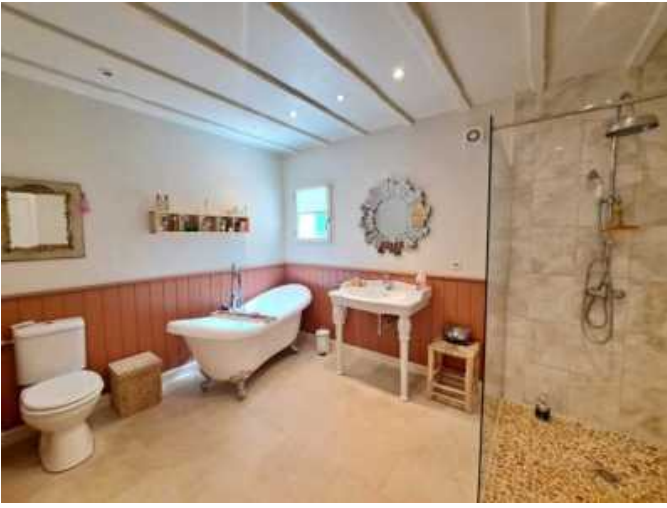


## Gallery













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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.

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

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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.

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