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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 m² property where authenticity and modern comfort blend harmoniously, enhanced by a beautiful...

At a Glance

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

Property Description

Discover this 223 m² property where authenticity and modern comfort blend harmoniously, enhanced by a beautiful stone dovecote, all set on a lovely 4600 m² plot of land. The main living area, measuring 42 m², 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.

Summary

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

Key Information

Internal Area:	223.6 sqm
Land Area:	0.46 ha

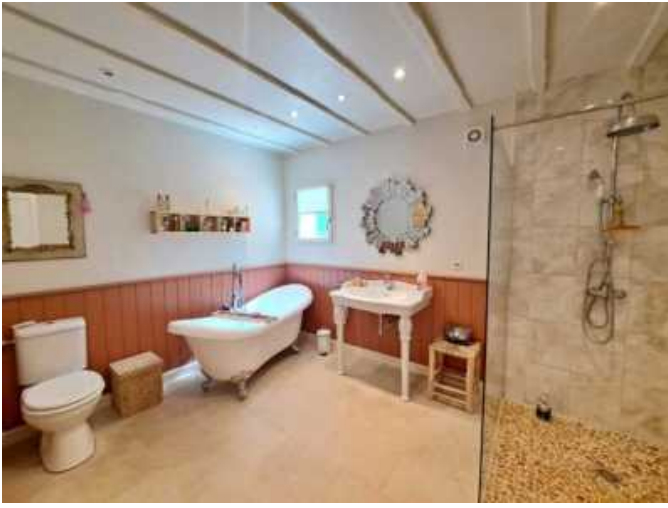
Location: Occitanie



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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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