

[Click to view MFH-BG32652](#)

Magnificent Stone Village House with Swimming Pool and Large Garden

Montréal , Gers , Occitanie



€299,000

inc. of agency fees

3 Beds 1 Baths 155 sqm 0.35 ha

In the heart of a pretty little Gascon village, this beautiful stone house has everything you could wish for...

At a Glance

Reference	MFH-BG32652	Near to	Montréal	Price	€299,000
Bed	3	Bath	1	Hab.Space	155 sqm
Land	0.35 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of a pretty little Gascon village, this beautiful stone house has everything you could wish for. Suitable as a main residence or holiday home, the property offers comfortable living space and a 3,500 m² enclosed garden with garage and swimming pool.

The 155 m² house opens onto a beautiful entrance hall that leads to a kitchen with French windows opening onto the garden, a scullery, a 35 m² living room with a dining area and a sitting area with a wood-burning stove, open via French windows onto the 30 m² covered terrace and the garden. Also on the ground floor, a 20 m² study that could be a bedroom, lounge or dining room, a toilet and a wine cellar.

Upstairs, the landing leads to 3 bedrooms (19, 15 and 13 m²), a dressing area, a shower room and a toilet.

The pretty garden with its trees and flowers boasts a lovely saltwater swimming pool with a decking area, a vegetable garden, the pool room, two workshops and a garage.

A number of works have been carried out in recent years, including a new condensing oil-fired boiler and thermodynamic water heater in 2022, loft insulation, the installation of a wood-burning stove and the restoration of the roof in 2024. The facades and surrounding walls have been repainted, the kitchen and shower room are modern and the house has mains drainage.

A very attractive property that's a pleasure to live in, and one that you should come and see straight away

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 3390.00 and 4660.00 €.

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	1
Price	€299,000

Key Information

Internal Area:	155 sqm
Land Area:	0.35 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