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## 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

<b>Reference</b>	MFH-BG32652	<b>Near to</b>	Montréal	<b>Price</b>	€299,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	155 sqm
<b>Land</b>	0.35 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> enclosed garden with garage and swimming pool.

The 155 m<sup>2</sup> house opens onto a beautiful entrance hall that leads to a kitchen with French windows opening onto the garden, a scullery, a 35 m<sup>2</sup> living room with a dining area and a sitting area with a wood-burning stove, open via French windows onto the 30 m<sup>2</sup> covered terrace and the garden. Also on the ground floor, a 20 m<sup>2</sup> 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 m<sup>2</sup>), 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](http://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













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**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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