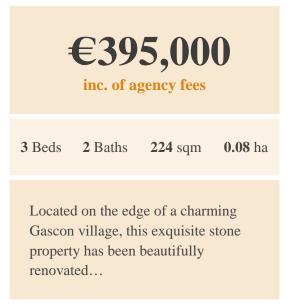


# Sublime Property with garden, pool and garage

Vic-Fezensac, Gers, Occitanie





#### At a Glance

<b>Reference</b> MFH-BG32653	Near to	Vic-Fezensac	Price	€395,000
<b>Bed</b> 3	Bath	2	Hab.Space	224 sqm
<b>Land</b> 0.08 ha	Pool	No	Land Tax	N/A

#### **Property Description**

Located on the edge of a charming Gascon village, this exquisite stone property has been beautifully renovated to high standards. With a landscaped garden, a terrace, a private rear courtyard with a pool, and a spacious 75 m<sup>2</sup> garage, this fully furnished home is a true haven of peace

Renovated and tastefully decorated, this 224 m<sup>2</sup> home features a spacious, light-filled living room of over 60 m<sup>2</sup> with a beautiful fireplace equipped with a polyflame system for heat distribution throughout the house.

This bright, open space connects seamlessly to both the garden and the courtyard. The modern, fully equipped kitchen opens onto a stunning industrial-style veranda, complemented by a utility room and a large storage area.

On one side of the living room, you'll find a master suite with its own bathroom and private lounge, while on the other side, there are two additional bedrooms, one with a dressing room, and a shared family bathroom.

At the back of the house, a lovely private courtyard offers a welcoming veranda, a pleasant terrace, and a heated 5x5 m pool, sheltered from view.

At the front, a charming garden with a large terrace and a fish pond, home to beautiful koi carp, creates a peaceful atmosphere.

This home offers modern comfort with aluminum double-glazed windows, good insulation with an energy rating of C, underfloor heating, and many other features to discover on site

Don't wait-schedule a visit now

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 2090.00 and 2870.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

### Summary

Property type: Bedrooms: Bathrooms Price House 3 2 €395,000

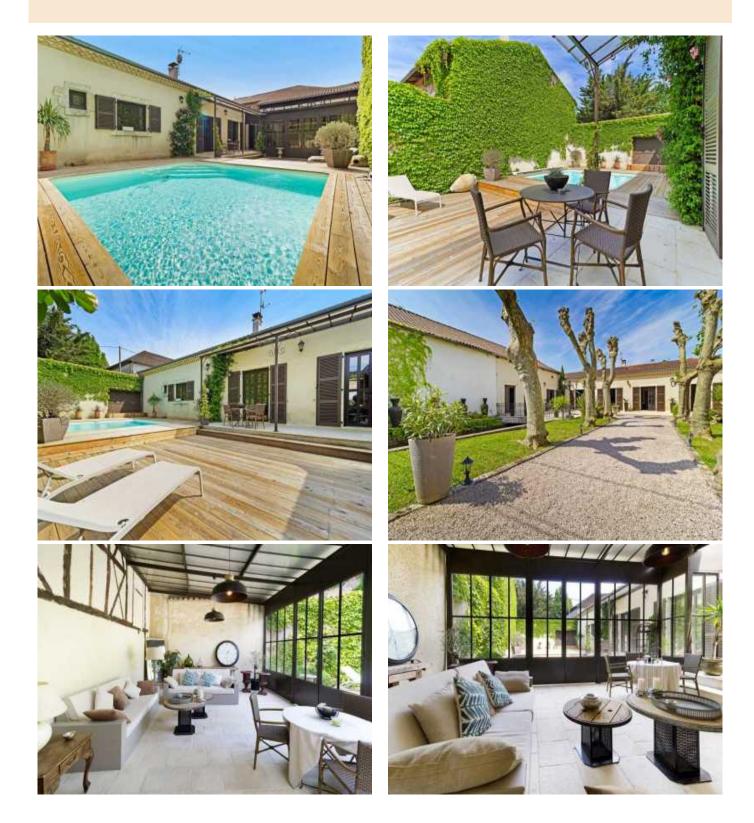
### **Key Information**

Internal Area: Land Area: 224 sqm 0.08 ha

### **Location: Occitanie**



## Gallery





























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