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## Magnificent Secluded Countryside Property

Valence-sur-Baïse , Gers , Occitanie



# €975,000

inc. of agency fees

7 Beds    4 Baths    295 sqm    2.2 ha

Between Eauze and Condom, this magnificent property, fully renovated by a renowned company, combines elegance...

### At a Glance

<b>Reference</b>	MFH-BG33311	<b>Near to</b>	Valence-sur-Baïse	<b>Price</b>	€975,000
<b>Bed</b>	7	<b>Bath</b>	4	<b>Hab.Space</b>	295 sqm
<b>Land</b>	2.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Between Eauze and Condom, this magnificent property, fully renovated by a renowned company, combines elegance and exceptional quality in a peaceful environment, far from any disturbances.

Set on over 2 hectares of land, it includes a main house of 247 m<sup>2</sup>, a guest house of 52 m<sup>2</sup>, a heated saltwater swimming pool, and a double garage.

The main house features a sumptuous living area with a cathedral ceiling, a fully equipped and fitted kitchen, all opening onto two terraces, perfect for enjoying outdoor living in any season. A cozier lounge, enhanced by a fireplace with a wood-burning stove, two bedrooms, and a bathroom complete the ground floor.

Upstairs, a superb 40 m<sup>2</sup> master suite with a shower room showcases an exquisite exposed beam structure and offers breathtaking views of the surrounding countryside.

On the garden level, two additional bedrooms and a shower room provide further accommodation options. The layout of the house ensures a perfect balance between spaces for socializing and preserving individual privacy, ideal for family living or entertaining friends.

The guest house, also used as a pool house, includes a living room with a fitted kitchen, two bedrooms, and a shower room.

This property combines all the comforts of modern living – with effective insulation and underfloor heating – with the timeless authenticity of natural stone and wood.

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 4650.00 and 6350.00 €.

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:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€975,000

## Key Information

Internal Area:	295 sqm
Land Area:	2.2 ha

## Location: Occitanie



## Gallery









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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**

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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