

[Click to view MFH-ADF1626590](#)

Countryside House for sale in Gers

Vic-Fezensac , Gers , Occitanie



€593,000

inc. of agency fees

7 Beds 280 sqm 7.5 ha

Located one hour from Toulouse and its airport and 20 mins from Auch is this hamlet for sale with no neighbours totalling 7.5 hectares...

At a Glance

Reference	MFH-ADF1626590	Near to	Vic-Fezensac	Price	€593,000
Bed	7	Pool	Yes	Hab.Space	280 sqm
Land	7.5 ha			Land Tax	N/A

Property Description

Located one hour from Toulouse and its airport and 20 mins from Auch is this hamlet for sale with no neighbours totalling 7.5 hectares of organic pastures, woods and with a spring.

The hamlet is comprised of a superb home in the style of this Gascogne region, with 280m² of renovated living space, a salt-treated covered pool, fenced grounds with trees, a spring and a pond, outbuildings and three garages.

The hamlet also includes two homes to renovate with new roofs and three other buildings to renovate, requiring new roofs.

There is no obligation to carry out work on these various buildings.

Are you perhaps a group of friends and/or family looking for a new countryside home yet close to commerce and services? Perhaps you have a tourism project? Are you looking for a large property set in a quiet location with no neighbours and plenty of pasture for perhaps your livestock?

You can install immediately in the main 280m² house, entirely renovated with a kitchen opening to a dining room, mezzanine with office space, six bedrooms (one of which on the ground floor), a jacuzzi, covered pool and three garages. There is double glazing throughout the entire collection of windows, patio doors and doors.

You can renovate the 200m² and 160m² houses at your leisure. The roofs have already been terminated.

A 40m² ex-wine press, old barn and a 160m² home have roofs which require attention and could be restored to suit your desires.

The hamlet is in a position central to the 7.5 hectares of woods and organic pastures which are partially fenced. The flat land is 100% exploitable.

A spring (water all year round) supplies a small pond and enhances the gardens filled with trees, a paradise for geese, ducks and sheep which live in harmony in this bucolic location.

There are almost 60 fruit trees which have been planted for a future abundant orchard.

You will be 10 mins from primary and secondary schools and all commerce and services, 20 mins from Auch, 1h from Toulouse, 1h40 from the mountains and 2h from the coast.

Summary

Property type:	Countryside house
Bedrooms:	7
Price	€593,000

Key Information

Internal Area:	280 sqm
Land Area:	7.5 ha
Swimming Pool?	Yes

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved