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## 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

<b>Reference</b>	MFH-ADF1626590	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€593,000
<b>Bed</b>	7	<b>Pool</b>	Yes	<b>Hab.Space</b>	280 sqm
<b>Land</b>	7.5 ha			<b>Land Tax</b>	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 280m<sup>2</sup> 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 280m<sup>2</sup> 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 200m<sup>2</sup> and 160m<sup>2</sup> houses at your leisure. The roofs have already been terminated.

A 40m<sup>2</sup> ex-wine press, old barn and a 160m<sup>2</sup> 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.

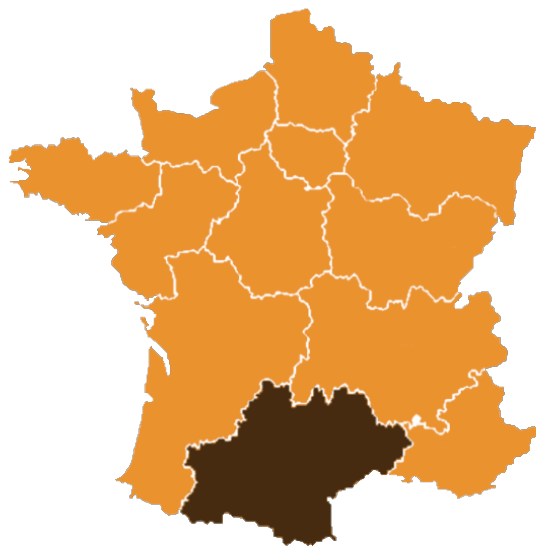
## Summary

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



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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**

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