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## House for sale in Gers

Vic-Fezensac , Gers , Occitanie



# €321,000

inc. of agency fees

3 Beds      95 sqm      1.14 ha

Located 30 mins from Auch and one minute from one of the most visited towns of the Gers is this organic market gardening opportunity...

### At a Glance

<b>Reference</b>	MFH-ADF1626626	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€321,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	95 sqm
<b>Land</b>	1.14 ha			<b>Land Tax</b>	N/A

### Property Description

Located 30 mins from Auch and one minute from one of the most visited towns of the Gers is this organic market gardening opportunity for sale of over one hectare, in business for several decades.

The property consists of over 11000m<sup>2</sup> of land, a recent eco-home constructed from earth and straw (with superb comfort and insulation), possibility to construct several homes on the land, several greenhouses already in place and surfaces in place for an immediate market garden exploitation as well as several natural

sites rich in bio-diversity.

Do the concepts of living soil, sustainable forestry and ancient fruit tree varieties appeal to you?

Would you be willing to immediately operate an organic farming project using healthy and fertile soils, free of any chemical input?

Are you perhaps seeking to start a collective living community using well-situated building land and where you can install immediately and begin enjoying your new life?

Are you looking to live in a comfortable and ecological home just two mins from all commerce and services?

This property offers all this at the same time!

The 100m<sup>2</sup> home was 100% constructed using natural materials and consists of a spacious south facing living room with open kitchen, a dining space, sitting room, spacious and bright washroom, three bedrooms and a small storage room to the rear offering access outside.

Heating is provided by a centrally placed wood burner using a maximum of three steres per year thanks to the perfectly natural insulation of the earth and straw construction.

The house has solar-powered hot water and all windows are double glazed.

The 11000 m<sup>2</sup> of land are flat and on two levels, surrounded by hedges and trees. The surrounding properties and lands are also 100% organic.

Several greenhouses are already in place and there is officially authorised access to a river for irrigation. Three water courses cross the land.

You will be one minute from primary and secondary school and all commerce, 30 mins from Auch, 1h30 from Toulouse airport, 2h30 from Biarritz and from the Spanish border.

## Summary

Property type:	House
Bedrooms:	3
Price	€321,000

## Key Information

Internal Area:	95 sqm
Land Area:	1.14 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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