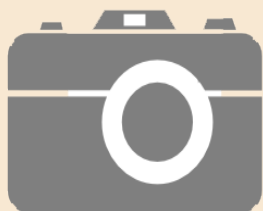


[Click to view MFH-ADF1626654](#)

House for sale in Gers

Vic-Fezensac , Gers , Occitanie



€310,000

inc. of agency fees

3 Beds 95 sqm 1.14 ha

Located 30 mins from Auch and one minute from a tourist town of the Gers, on a flat plot of land which may be constructed upon, 100%...

At a Glance

Reference	MFH-ADF1626654	Near to	Vic-Fezensac	Price	€310,000
Bed	3	Pool	No	Hab.Space	95 sqm
Land	1.14 ha			Land Tax	N/A

Property Description

Located 30 mins from Auch and one minute from a tourist town of the Gers, on a flat plot of land which may be constructed upon, 100% organic and over a hectare, is this eco-home recently built from earth and straw and with superb insulation. A bucolic environment close to all commerce and services.

Are you seeking to install in a healthy and comfortable environment yet only two mins from commerce and services?

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

Are you seeking to commence a shared living community or looking for land to build while you can live comfortably nearby?

This rare property will tick all those boxes.

The 100m² 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 m² of land is flat and on two levels. It is surrounded by hedges and fruit trees (cherry, apricot, plum, apple, pear, fig, hazelnut, peach, pomegranate and mulberry).

The property is surrounded by organic farmland.

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.

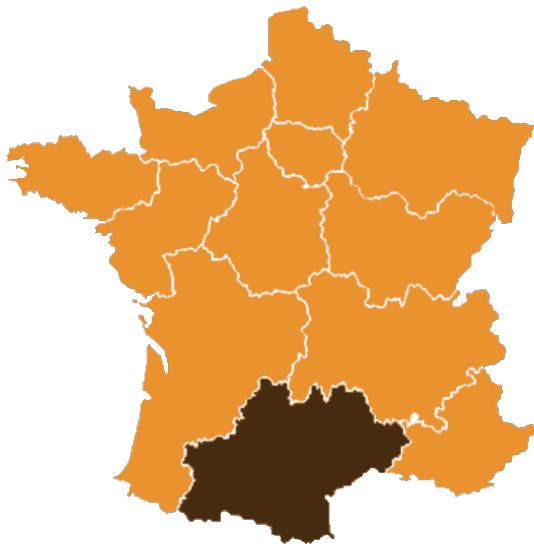
Summary

Property type:	House
Bedrooms:	3
Price	€310,000

Key Information

Internal Area:	95 sqm
Land Area:	1.14 ha

Location: Occitanie



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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.

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C. BAUER – Sunday Times

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