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Countryside house for sale in Gers

Vic-Fezensac , Gers , Occitanie



€479,000

inc. of agency fees

6 Beds 280 sqm 2.1 ha

Located 20 mins from Auch and 1h from Toulouse and its airport is this superb renovated Gasconne style home with a pool, outbuildings,...

At a Glance

| | | | | | |
|------------------|----------------|----------------|--------------|------------------|----------|
| Reference | MFH-ADF1626588 | Near to | Vic-Fezensac | Price | €479,000 |
| Bed | 6 | Pool | No | Hab.Space | 280 sqm |
| Land | 2.1 ha | | | Land Tax | N/A |

Property Description

Located 20 mins from Auch and 1h from Toulouse and its airport is this superb renovated Gasconne style home with a pool, outbuildings, three garages and two hectares of organic land comprising a lovely garden with trees, woods, pastures with a spring and a small pond.

Are you seeking an older stone built home and desire to move to the countryside without having to undertake any building work?

Are you a lover of nature, whilst only being a couple of mins from services?

Have you a guest house tourism projet in mind with perhaps space for some horses or other animals?

Then this property is for you!

You may install immediately and make your new home in this stone-built, 280m² entirely renovated house. There is an open kitchen with dining area, a mezzanine with office space, six bedrooms including one on the ground floor, a jacuzzi, covered salt-treated pool with chlorine and three garages.

There is double glazing throughout; all doors, windows and patio doors.

Outbuildings including the old wine press complete this unique ensemble.

A spring flows all year and aliments a small pond in the tree-filled gardens. A paradise for geese, ducks and sheep which live in harmony.

The gardens, woods and pastures are flat and completely accessible with no slopes to inhibit usage.

You will be 10 mins from primary and secondary schools and all commerce, 20 mins from Auch, 1h from Toulouse and airport, 1h40 from the Pyrenees, 2h from the Atlantic coast and from Spain.

Summary

| | |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms: | 6 |
| Price | €479,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 280 sqm |
| Land Area: | 2.1 ha |

Location: Occitanie



Gallery





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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

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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