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## Spacious Stone House with Meadows in Gascony

Vic-Fezensac , Gers , Occitanie



# €695,000

inc. of agency fees

4 Beds    5 Baths    330 sqm    4.2 ha

Charming stone farmhouse with stunning views set in over 4 hectares of wildflower meadows with a lake, orchard and outbuildings, creating a serene countryside retreat.

### At a Glance

<b>Reference</b>	MFH-RLP85023	<b>Near to</b>	Auch	<b>Price</b>	€695,000
<b>Bed</b>	4	<b>Bath</b>	5	<b>Hab.Space</b>	330 sqm
<b>Land</b>	4.2 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	€2396.00

### Property Description

Tucked away in the rolling hills of Gers, this enchanting stone farmhouse sits on a hillside, offering breathtaking views over 4 hectares of wildflower meadows. A picturesque tree-lined driveway leads to elegant wrought iron gates, opening onto a spacious gravel courtyard that sets the tone for the charm within.

Step inside to discover a light-filled entrance hall with a polished wooden staircase that invites you to explore further. The elegant salon, featuring a cosy wood-burning stove, provides the perfect retreat for relaxation. A

cleverly designed screen separates this space from an informal sitting room, which boasts a large stone fireplace, adding to the rustic charm.

The spacious kitchen is a chef's dream, with granite countertops, a top-range Neff oven, and French doors that open onto the garden, seamlessly blending indoor and outdoor living. The converted granary serves as a versatile utility and games room, leading to a stylish pool house equipped with a fitted kitchen, changing room, and indoor barbecue, just perfect for entertaining.

Outside, the saltwater pool is complemented by a south-facing terrace with panoramic views, creating an idyllic setting for soaking up the sun. The first floor features four en-suite bedrooms offering beautiful outlooks over the surrounding countryside. The property also includes a lake, an orchard, and several outbuildings, making it a true countryside retreat.

## **The Stone Farmhouse**

### **On the ground floor**

- Entrance hall (23 sq.m) - with brick and colombage feature
- Living room (27,6 sq.m) - fireplace with wood burner
- Formal dining room/second salon (25 sq.m) - fireplace with wood burner
- Bureau (17 sq.m) - access to garden
- WC (3,3 sq.m)
- Kitchen/diner (38,5 sq.m) - fully fitted, doors to garden
- Laundry area/storage with garden access (57 sq.m) - pool equipment and heating system. Possibility to make another room.
- Shower room (5,8 sq.m) - walk-in shower, sink, WC
- Summer kitchen/pool house (36,5 sq.m) - sliding glass doors to pool area, BBQ
- Storeroom (5,7 sq.m)

### **On the first floor**

- Landing (17,5 sq.m) - wooden flooring
- Bedroom 1 (17 sq.m) with fitted wardrobe & bathroom (5 sq.m) – bath with shower, sink, WC
- Bedroom 2 (18,6 sq.m) with fitted wardrobe and bathroom (5,2 sq.m) – bath with shower, sink, WC
- Bedroom 3 (20,5 sq.m) with fitted wardrobe and bathroom (6,2 sq.m) – bath with shower, sink, WC plus access to 77 sq.m roof terrace.
- Master bedroom (22,8 sq.m) with dressing room (6 sq.m) and en-suite shower room (6 sq.m) with walk-in shower, sink, WC and access to the roof terrace with views across the countryside

## **Condition of the Property**

- Very good condition throughout

- The septic tank which conforms to the standard
- Swimming pool in very good condition with an electric pool cover (with solar panel to recharge the battery)
- Well maintained garden and land
- Single glazing
- Roof was recently cleaned and checked – in good condition
- Heating on Fuel of 2016 (internet controlled) and wood burners
- Energy rating: D 187/33

## **Additional Information**

- Fibre internet
- Small workshop/tool shed in very good condition
- Garage with EV charging point
- Lockable space for lawnmower
- Private lake with water source
- 77 sq.m roof terrace
- Terraced area around the pool in excellent condition
- Furniture of the pool house left in the asking price
- Huge laundry/storage area where another room could be created

## **The Area and Access**

- Location: Situated in the Gers (32) in the [Occitanie region](#).
- Toulouse International Airport at 1hr 10 mins.
- Agen TGV train station 1 hour away. Shops and services at 8 mins.
- In a rural setting, surrounded by land belonging to the house.
- Private driveway. No close neighbours.
- Easy access to Auch, Agen and Vic-Fezensac.

*This charming farmhouse offers the perfect blend of rustic charm and modern comfort.*

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	5
Price	€695,000

## Key Information

Year Built:	1800
Internal Area:	330 sqm
Land Area:	4.2 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2

### Property Features:

- Spacious and full of character
- Fabulous summer kitchen & pool house
- Heated salt-water pool 10m x 5m
- Fields of wild orchids
- Private lake and spring

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



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