

[Click to view MFH-ADF1626673](#)

## House for sale in Gers

Vic-Fezensac , Gers , Occitanie



# €254,000

inc. of agency fees

3 Beds      95 sqm      0.4 ha

Located 30 mins from Auch and one minute from a tourist town of the Gers, is this eco-home recently built from earth and thatch and...

### At a Glance

<b>Reference</b>	MFH-ADF1626673	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€254,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	95 sqm
<b>Land</b>	0.4 ha			<b>Land Tax</b>	N/A

### Property Description

Located 30 mins from Auch and one minute from a tourist town of the Gers, is this eco-home recently built from earth and thatch and with superb insulation. It has a 4000 m<sup>2</sup> flat garden and is in 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?

Are you looking to cultivate your own produce on fertile ground and enjoy the pleasant climate in your lovely bucolic garden?

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 4000 m<sup>2</sup> garden is flat and surrounded by hedges.

The surrounding environment is 100% organic.

Possibility to acquire a further 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	€254,000

## Key Information

Internal Area:	95 sqm
Land Area:	0.4 ha

## Location: Occitanie



# Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates