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## House for sale in Gers

Vic-Fezensac , Gers , Occitanie



**€228,000**

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>	€228,000
<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	€228,000

Key Information

Internal Area:	95 sqm
Land Area:	0.4 ha

Location: Occitanie





## Gallery







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