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## Beautiful family home in the heart of a dynamic village

**Vic-Fezensac , Gers , Occitanie**



# €266,000

inc. of agency fees

5 Beds   1 Baths   280 sqm   0.15 ha

In a dynamic village of the Gers, lovely family house of 280 m<sup>2</sup> on a plot of 1500 m<sup>2</sup>. Period features have...

### At a Glance

<b>Reference</b>	MFH-BG32590	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€266,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a dynamic village of the Gers, lovely family house of 280 m<sup>2</sup> on a plot of 1500 m<sup>2</sup>.

Period features have been preserved: cement tiles, marble fireplaces, old tiles, parquet flooring, etc. and give this building a lot of charm.

On the ground floor there is a beautiful entrance hall, a dining room, a kitchen, two back kitchens, a laundry room, a large sitting room with alcove and a wine cellar. On the first floor there are 3 bedrooms, one of which has an adjoining room that can be converted into a shower room and a balcony, ideal to be a beautiful master suite, a large library of 20 m<sup>2</sup> and an additional shower room. On the second floor there are two small bedrooms of 9m<sup>2</sup> and an attic of 45m<sup>2</sup>.

Outside there is a terrace, an open barn, a shed, all on a beautiful wooded plot. Some renovation work is required.

Fees to be paid by the seller. DPE blank. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

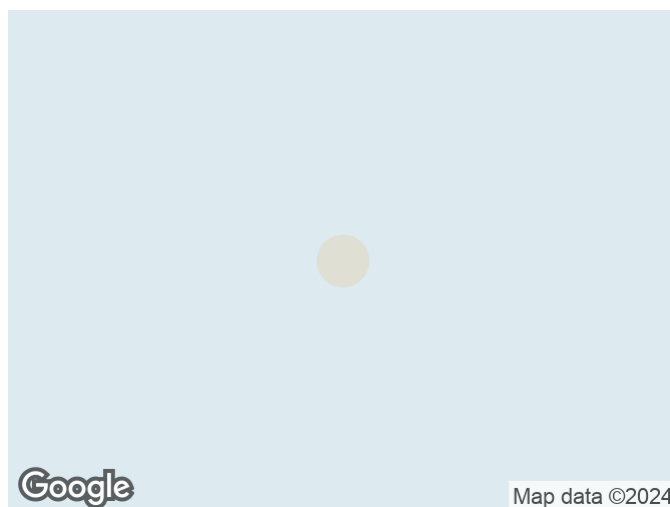
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€266,000

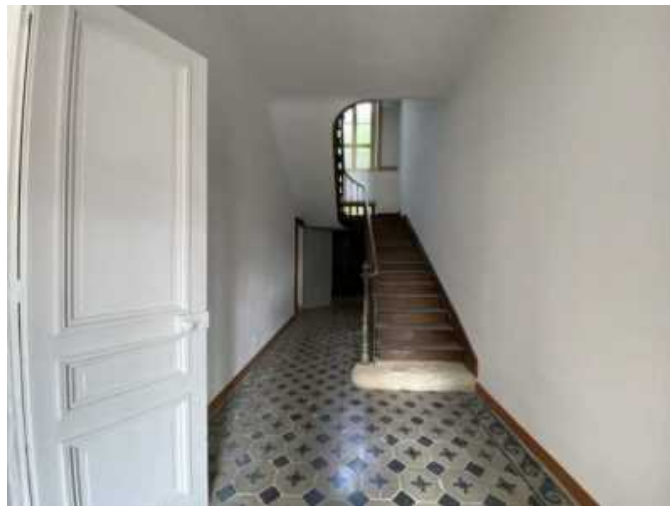
## Key Information

Year Built:	1700
Internal Area:	280 sqm
Land Area:	0.15 ha

## Location: Occitanie



## Gallery













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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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