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## Beautiful Property with lake, large guesthouse and pool

Fourcès , Gers , Occitanie



# €750,000

inc. of agency fees

10 Beds    6 Baths    520 sqm    2.2 ha

Beautiful stone Property, on a very tranquil location, surrounded by nature and only a few minutes away from the...

### At a Glance

<b>Reference</b>	MFH-BG33223	<b>Near to</b>	Fourcès	<b>Price</b>	€750,000
<b>Bed</b>	10	<b>Bath</b>	6	<b>Hab.Space</b>	520 sqm
<b>Land</b>	2.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful stone Property, on a very tranquil location, surrounded by nature and only a few minutes away from the charming and historic villages of Fourcès and Montréal. It is composed of a main house of 251 m<sup>2</sup>, a large guest house of 268 m<sup>2</sup>, a wooden chalet of 29 m<sup>2</sup>, a swimming pool with its covered terrace, a beautiful lake and 5 acres of garden, meadow and woodland. The setting and the views on the lake are exceptional.

The main house has been renovated with great taste and by using ecologic materials: travertine stoon flooring on the entire ground floor, the walls have been insulated using chalk and hemp, wood and pellet stoves have been installed to supplement the gas central heating. It is composed of an entrance, a beautiful open plan kitchen in Vianne stone, 2 living rooms, a laundry room, a downstairs bedroom with its en suite bathroom and dressing room. The original wooden staircase leads to the first floor which is composed of 4 bedrooms, 2 bathrooms and a study.

The very spacious guest house has gas underfloor heating on the ground floor and consists of a large living room of 93 m<sup>2</sup>, a bar area, a semi-professional kitchen with scullery, 2 bathrooms and a toilet. On the first floor, a nice mezzanine, 5 bedrooms and a family bathroom. A beautiful and private terrace allows to enjoy the outside, with a pretty view on the lake. The wooden chalet by the lake is composed of a living room opening onto the terrace, a kitchenette, 2 bedrooms and a bathroom.

The garden has a nice variety of shrubs and trees, the lake is fed by 3 springs, and the woodland has a palombière (which is great for hunting). The swimming pool of 12 x 6 m has a new pump and liner, a covered terrace and sanitary facilities.

It is an ideal property for receiving guests and it can be easily used to create an income by renting the guest house and the chalet. Feel free to contact us for a viewing,

Fees to be paid by the seller. Energy class B, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2097.00 and 2837.00 €.

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:	Countryside house
Bedrooms:	10
Bathrooms	6
Price	€750,000

## Key Information

Internal Area:	520 sqm
Land Area:	2.2 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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## 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.

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