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## Exceptional Property set in 10 hectares of land

Fourcès , Gers , Occitanie



# €995,000

inc. of agency fees

4 Beds    2 Baths    316 sqm    10 ha

EXCLUSIVE to Belle Maison Gascony At peace, in the middle of its 10 hectares of meadows, woodland & gardens,...

### At a Glance

<b>Reference</b>	MFH-BG33196	<b>Near to</b>	Fourcès	<b>Price</b>	€995,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	316 sqm
<b>Land</b>	10 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

EXCLUSIVE to Belle Maison Gascony At peace, in the middle of its 10 hectares of meadows, woodland & gardens, sits a magnificent, white stone country house with outbuildings & a swimming pool. The Maison de Maître of 320 m<sup>2</sup> opens through a pretty entrance into the main hall which serves a large Gascon kitchen with open fireplace, an elegant drawing room, a comfortable sitting room & a utility room. Upstairs, the large hall serves 3 bedrooms, a family bathroom & a large master suite with its own bathroom. Every room in the house is bathed with light thanks to their double aspect design. Attached to the house are a 122 m<sup>2</sup>

outbuilding & a 75 m<sup>2</sup> wine store which together offer the opportunity to create a further large living space. There is also a 70 m<sup>2</sup> carport. A beautiful, tree lined park shelters the swimming pool & French gardens full of magnificent roses. The property also enjoys 3 hectares of oak woodlands. An exceptional property that must be seen very soon.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2910.00 and 3990.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

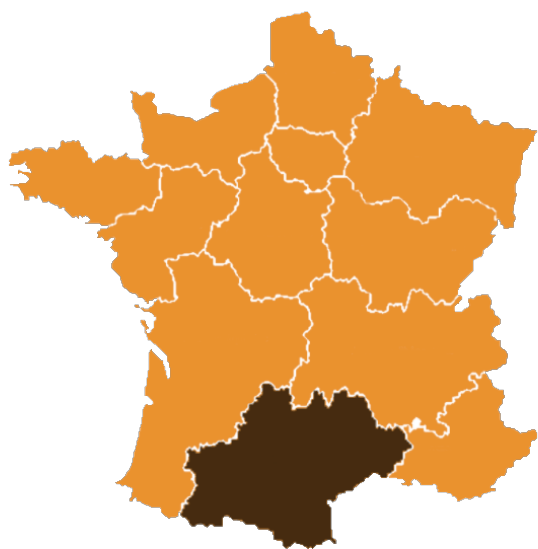
## Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	2
Price	€995,000

## Key Information

Internal Area:	316 sqm
Land Area:	10 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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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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