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# Rare pearl with breathtaking views

Vic-Fezensac, Gers, Occitanie



€679,000

inc. of agency fees

**4** Beds **3** Baths **340** sqm **6** ha

In the heart of the Gers countryside a magnificent modern property featuring local Gers stone, of 340 m<sup>2</sup> on 6...

#### At a Glance

**Reference** MFH-BG33244 **Near to** Vic-Fezensac **Price** €679,000

Bed 4 Bath 3 Hab.Space 340 sqm

Land 6 ha Pool No Land Tax N/A

### **Property Description**

In the heart of the Gers countryside a magnificent modern property featuring local Gers stone, of 340 m<sup>2</sup> on 6 hectares with an exceptional view of the Pyrenees. You can immediately see the quality of this property.

The large entrance hall leads to a large, light filled open plan salon with space for relaxing and dining. There is a mid wall open fire and 5 french windows that lead out to a sumptuous glazed terrace of more than  $80\text{m}^2$ , to take advantage of the views.

A beautifully equipped chefs kitchen of 30 m<sup>2</sup>, which has a central island, a second kitchen for storage, sliding doors to the salon,

an office and a laundry/storage room complete this ground floor level.

The hand constructed staircase leads you to the first floor with 4 double bedrooms including a master bedroom. The first bedroom has a shower room, the two further bedrooms have ensuite restrooms. There is also a beautiful family bathroom. The master bedroom is a spacious 60 m² with ensuite bathroom, a dressing room and storage, a dream

Outside is a potager, a tree shaded pergola dining terrace, a 10 x 5 heated salt water swimming pool with a technical room and a pool house with shower and fridge, a workshop and a 25m<sup>2</sup> garage.

This house has all the ECO friendly energy, efficient modern comforts: double glazing, heat pump, underfloor heating, hot water supplied by solar panels, insulation. This is a rare gem both in terms of its location and the quality of its services, this is a property not to be missed

The location is private, secluded but not isolated: Within 10 minutes there are 2 doctor surgeries, a pharmacy, 2 small general stores boulangerie, 3 restaurants 2 post office and 2 schools. Within 30 minutes there are 3 towns and a golf country club.

Fees to be paid by the seller. Energy class B, Climate class A. Date of completion of the DPE: 08-10-2018. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

## **Summary**

Property type: Countryside house

Bedrooms: 4
Bathrooms 3

Price €679,000

# **Key Information**

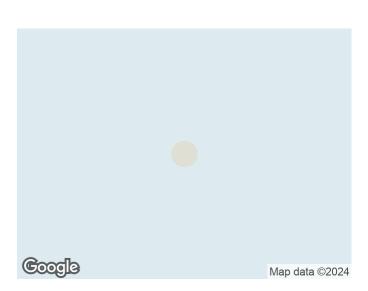
Year Built: 2007

Internal Area: 340 sqm

Land Area: 6 ha

### **Location: Occitanie**





# Gallery











































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#### C. BAUER – Sunday Times

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S. and L. BROWN



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