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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

<b>Reference</b>	MFH-BG33244	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€679,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	340 sqm
<b>Land</b>	6 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 80m<sup>2</sup>, 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 m<sup>2</sup> 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](http://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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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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## 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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