Click to view MFH-RLP78830

Stone Farmhouse with a Pool in the Gascony Hills

Mauvezin, Gers, Occitanie



€280,000

inc. of agency fees

3 Beds **2** Baths **202** sqm **4700** sqm

Charming partially renovated, small farmhouse with a swimming pool and sweeping views of the rolling landscape, situated in easy reach of a nearby village with all essential amenities.

At a Glance

Reference MFH-RLP78830 **Near to** Auch **Price** €280,000

Bed 3 Bath 2 Hab.Space 202 sqm

Land 4700 sqm **Pool** Yes **Land Tax** €1264.00

This delightful farmhouse, crafted from the iconic white stone of the Gers, exudes character and timeless appeal. Tucked away from the road, this peaceful haven is within easy reach of a nearby village with all essential amenities. Brimming with original details, its cosy low ceilings in certain areas create an inviting atmosphere, perfect for unwinding after a long day.

Outside, a secluded swimming pool offers breathtaking views of the gently rolling landscape. Sheltered by mature trees, the well-organised plot provides ample space for a vegetable garden and alfresco dining under the open sky. The partially renovated property features a well, offering potential for those eager to continue the work and make it their own.

Whether you're seeking a tranquil retreat or a project to pour your heart into, this enchanting farmhouse will surely captivate you with its charm and potential.

This Property consists of:

On the ground floor

- Entrance and hall (10 sq.m)
- Bedroom 1 (13 sq.m)
- Bedroom 2 (16,4 sq.m)
- Dining room (24,3 sq.m) original fireplace
- Kitchen (8,45sq.m)
- WC/shower (2,25 sq.m) with shower cabin and wash basin
- Bathroom (7,4 sq.m) bath, WC, and wash basin
- Living room (53 sq.m) low ceiling
- Laundry room (21 sq.m)
- Workshop (21 sq.m) French doors

On the first floor

- Bedroom 3 (23 sq.m)
- Landing (22 sq.m) gives access to roof terrace possible to created fourth bedroom or makes a lovely office – has a window
- Attic storage under eaves

Condition of the Property

- Partly double glazed
- Fuel central heating
- Energy label -F280/87
- Roof was recently cleaned and treated
- No sewage system known assuming an old septic tank. The new owner needs to update this.

Additional Information

- Tax Foncière: 1264 € yearly
- Fibre optic internet is available
- Storage/workshop (55 sq.m)
- Rooftop terrace (+/-25 sq.m)
- 10 x 5m swimming pool liner changed in 2021
- Above-ground Well water all year
- 500 old year Oak tree

The Area and Access

- Location: In Nord Est part of the department Gers (32) close Mauvezin,
- Both Toulouse International Airport and Agen TGV Train station at 60 min.
- Shops and services at 9 mins drive
- Nestled away from a rural road overlooking the rolling hills
- Sitting in the middle of its own land. One neighbour is not visible.

For those unafraid of a little hands-on work, this property is a rare gem, a true countryside
dream awaiting its next chapter.

Environment & Surroundings

Near to Shops?

 \checkmark

Near to Schools?

And Before You Ask

Exposure: South

Renovation Condition:

project

Heating System: Central

heating (oil)

Reason for selling: Familial

reasons

Condition of Roof:

condition

Septic tank

Drainage: needs

updating

Land Tax: €1264.00

Summary

Property type: Countryside house

Bedrooms: 3

Bathrooms 2

Price €280,000

Key Information

Year Built: 1800

Internal Area: 202 sqm

Land Area: 4700 sqm

Floor: 1

How many

Outbuildings:

Number of

Fireplaces:

Property Features:

• Swimming pool

Private with

country views

Downstairs

bedrooms

Perfect holiday

home

• Well &

workshop

Has an Office /

Study?

Yes

Yes

Has a Terrace?
Swimming Pool?

ADSL/Broadband?

Yes

Has

Yes

Location: Occitanie



Gallery

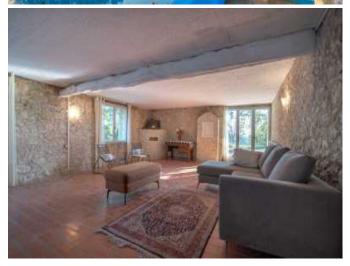








































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

 $0845\ 123\ 5885$ (UK only local rate) / +44 (0) 113 216 4066, or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours 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.

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.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved