

[Click to view MFH-BG33337](#)

Charming Stone Property with Gîtes, Swimming Pool and 3.6 ha of Land near...

Vic-Fezensac , **Gers** , **Occitanie**



€640,000

inc. of agency fees

11 Beds 10 Baths 550 sqm 3.6 ha

Located just ten minutes from
Vic-Fezensac, a lively small town
with shops, supermarkets,
schools, and medical...

At a Glance

Reference MFH-BG33337

Near to Vic-Fezensac

Price €640,000

Bed 11

Bath 10

Hab.Space 550 sqm

Land 3.6 ha

Pool No

Land Tax N/A

Property Description

Located just ten minutes from Vic-Fezensac, a lively small town with shops, supermarkets, schools, and medical services, this beautiful stone property spans 3.6 hectares of countryside. It immediately charms with its character and peaceful setting.

With approximately 550 m² of living space, the property comprises a main house, three independent gîtes, and an additional dwelling that can either extend the main house or be converted into a fourth gîte, offering great flexibility for family living or a tourist activity.

Accessed via a private drive, the property unfolds in a tranquil environment with lovely open views over the surrounding countryside. Upon arrival, a well-maintained orchard on one side and a garden on the other create a lush, welcoming setting.

The main house, about 292 m², features a spacious eat-in kitchen opening onto the garden, an adjoining dining room, a large, comfortable living room with a mezzanine library, and three bedrooms each with its own shower room. A fourth bedroom enjoys access to a family bathroom.

The three gîtes, fully independent from the main house, offer approximately 142 m², 75 m², and 41 m² respectively. They are ideal for hosting guests in a charming setting or accommodating family and friends with complete autonomy.

Outside, a stunning 16-by-6-metre swimming pool, treated with an eco-friendly ultraviolet system, invites you to relax in a preserved natural environment. A large barn of over 100 m² completes the property, providing space to park several vehicles, a workshop, and the pool's technical room.

This rare property combines tranquility, space, rental potential, and quality of life in one of the most beautiful regions of the Gers.

Fees to be paid by the seller. Energy class C, Climate class B Estimated amount of annual energy expenditure for standard use: between 2130.00 € and 2930.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	11
Bathrooms	10
Price	€640,000

Key Information

Internal Area:	550 sqm
Land Area:	3.6 ha

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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 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 cooling 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