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## Magnificent Villa with Pool and Delightful Garden

**Vic-Fezensac , Gers , Occitanie**



**€375,000**

**inc. of agency fees**

**3 Beds   2 Baths   135 sqm   0.17 ha**

Located in a very pleasant residential neighborhood just minutes from Vic-Fezensac, this magnificent villa built...

### At a Glance

**Reference** MFH-BG33336

**Bed** 3

**Land** 0.17 ha

**Near to** Vic-Fezensac

**Bath** 2

**Pool** No

**Price** €375,000

**Hab.Space** 135 sqm

**Land Tax** N/A

### Property Description

Located in a very pleasant residential neighborhood just minutes from Vic-Fezensac, this magnificent villa built in 2008 offers 135 m<sup>2</sup> of living space, a large garage, a beautiful swimming pool, and a perfectly landscaped garden.

Built on solid piles, the house stands out for the exceptional quality of its construction and maintenance.

From the entrance, the layout is optimized: on one side, the living areas; on the other, the sleeping quarters. The spacious 50 m<sup>2</sup> living room, including a lounge and dining area, opens onto a west-facing covered terrace with direct access to the pool. The separate kitchen, featuring a serving hatch to the dining room, can easily be converted into an open-plan kitchen if desired. A utility/laundry room completes this functional space.

The sleeping area includes three beautiful bedrooms, a large bathroom, a shower room, and a separate toilet with a washbasin. Large built-in closets in the entrance and in two of the bedrooms enhance everyday comfort.

The house offers all modern amenities: excellent insulation, double glazing, mains drainage, ducted heating and an electric gate and garage door. A rare property combining comfort, quality, and peace in a lush green setting.

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 1410.00 € and 1980.00 € 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](https://georisques.gouv.fr).

### Summary

|                |              |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms:      | 3            |
| Bathrooms      | 2            |
| Price          | €375,000     |

### Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2008    |
| Internal Area: | 135 sqm |
| Land Area:     | 0.17 ha |

### Location: Occitanie



## Gallery













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**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**



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