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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 m² 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 m² 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.

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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