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Contemporary Villa with Pool, Scenic Nature Views and High-End Comfort

Fleurance , **Gers** , **Occitanie**



€620,000

inc. of agency fees

4 Beds 3 Baths 206 sqm 0.24 ha

Looking for a modern, elegant, and high-quality home? You've just found it. This stunning villa, originally...

At a Glance

Reference MFH-BG33347

Bed 4

Land 0.24 ha

Near to Fleurance

Bath 3

Pool No

Price €620,000

Hab.Space 206 sqm

Land Tax N/A

Property Description

Looking for a modern, elegant, and high-quality home? You've just found it.

This stunning villa, originally built in 2017 and tastefully renovated in 2023, is located near the charming town of Fleurance, with its quaint shops, schools, supermarkets, medical services and more. Set in a peaceful environment – yet not completely isolated – every room in the house opens out onto the terrace, the swimming pool, and has serene views over the wooded edge of a protected natural area bordering the garden.

The entrance leads into a spacious 53 m² open-plan living area with a lovely modern open kitchen featuring granite countertops. Just behind it, the superb 31 m² master suite includes a private shower room, Japanese toilet, and a fully fitted walk-in wardrobe. On the opposite side of the house, you'll find a second suite with its own fitted dressing room and shower room, along with two additional bedrooms with built-in closets and a stylish family shower room.

For convenience, the property includes a large utility room, an enclosed garage for one car, and a carport for two vehicles.

The 206 m² villa is fully equipped with smart home technology, allowing you to control the video intercom, electric gate, terrace blinds, rolling shutters, indoor blinds, and the pool pump remotely. The recently installed 200 m² terrace is an oasis of relaxation, featuring two thatched-roof pergolas for shaded lounging, built-in lighting, a brasero barbecue, and a beautiful pool with a retractable dome that opens on either side. The landscaped 2,350 m² garden provides a lush and private setting for this lovely home. The property is fully accessible for people with reduced mobility (PRM), filled with natural light, and all windows and doors are fitted with mosquito screens. It benefits from a ducted and reversible heating/cooling system, and boasts an excellent energy performance rating: A/A.

A rare property, thoughtfully designed down to the finest detail to offer outstanding comfort and quality of life.

Furnishings may be negotiated separately.

Fees to be paid by the seller. Energy class A, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 790.00 and 1120.00 €. 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:	4
Bathrooms	3
Price	€620,000

Key Information

Year Built:	2017
Internal Area:	206 sqm
Land Area:	0.24 ha

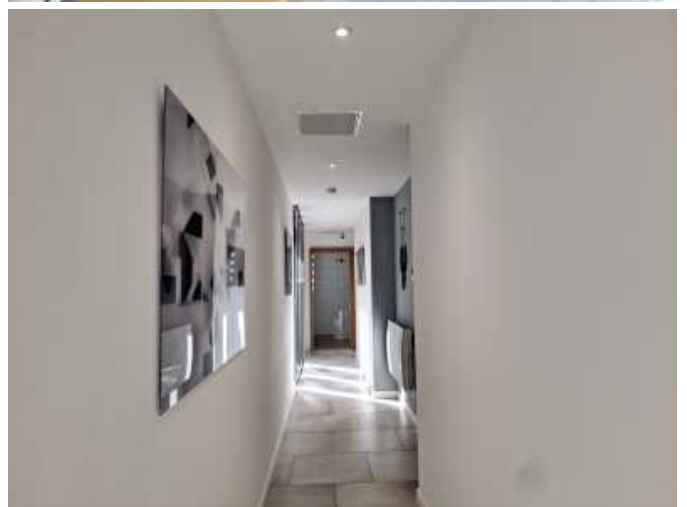
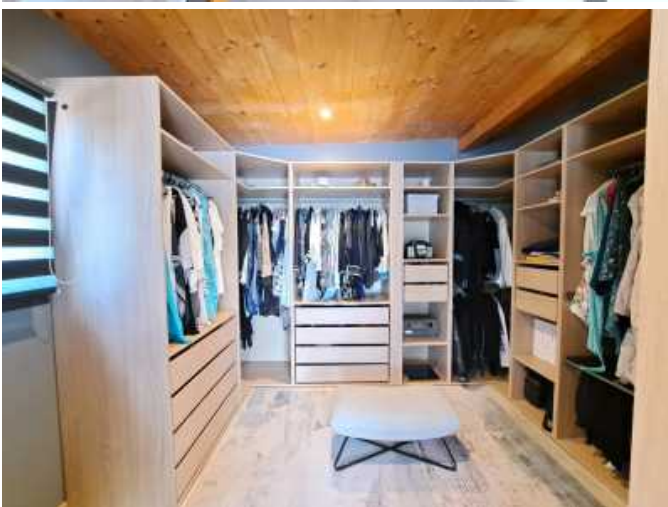
Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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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