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Magnificent Country Property with Amazing Views

Vic-Fezensac , Gers , Occitanie



€649,500

inc. of agency fees

5 Beds 3 Baths 434 sqm 1.5 ha

At only 5 minutes from Vic Fezensac, a magnificent stone Country Property house of 434 m² with infinity pool and...

At a Glance

Reference	MFH-BG33205	Near to	Vic-Fezensac	Price	€649,500
Bed	5	Bath	3	Hab.Space	434 sqm
Land	1.5 ha	Pool	No	Land Tax	N/A

Property Description

At only 5 minutes from Vic Fezensac, a magnificent stone Country Property house of 434 m² with infinity pool and exceptional views of the Pyrenees. The property is set in 1.5 hectares of garden, including a wooded plot with oak trees which provides the fire-wood. On the ground floor it is composed of a large entrance hall which leads to a spacious 68 m² living/dining room with fireplace and exposed beams, a fitted kitchen with a

Godin range cooker opening onto a pleasant terrace, a back kitchen, a study, as well as a workshop with a shower room which can also be converted into a bedroom. On the first floor, five bedrooms, one of which is en suite, and two bathrooms. To complete the property, a double garage of 51 m², a second garage of 15 m², and two large storage rooms that can be converted into extra living space if required.

The grounds are beautifully planted with trees and shrubs, including a vegetable garden and orchard, and a round infinity pool. With breathtaking views over the rolling Gascon countryside and the Pyrenees. Do not hesitate to ask us for more information.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4800.00 and 6560.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website:

georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€649,500

Key Information

Year Built:	1865
Internal Area:	434 sqm
Land Area:	1.5 ha

Location: Occitanie



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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 calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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