Click to view MFH-BG33205

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

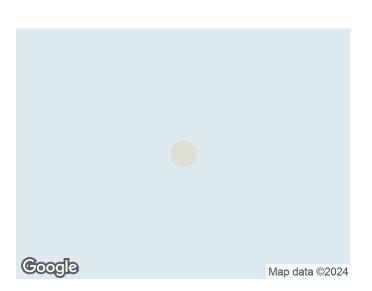
Year Built: 1865

Internal Area: 434 sqm

Land Area: 1.5 ha

Location: Occitanie





Gallery











































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 ours 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.

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 ©2004-2024 my-french-house.com All Rights Reserved