LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42449SEF32 Price: 680 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (641 510 EUR without fees)

Exceptional property on Fleurance Golf Course: 5 bedrooms, pool, sauna and panoramic countryside views







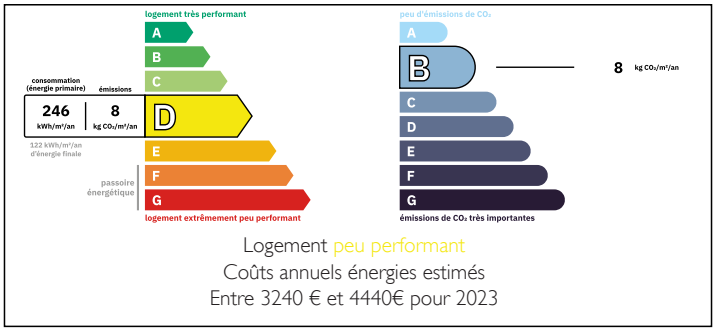








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3240 € et 4440€ pour 2023

INFORMATION

Town:	Fleurance
Department:	Gers
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	63672 m2

IN BRIEF

Live the ultimate golf lifestyle in this contemporary home, perfectly situated within Fleurance Golf Course, directly surrounded by greens with several holes bordering the property and the clubhouse opposite. Set on approximately 6.5 hectares, it offers stunning views over the rolling Gers countryside, combining tranquillity, privacy, and immediate access to world-class golf.

The 180 sqm house is filled with natural light through large floor-to-ceiling windows, framing the landscape like living art. Living areas include an open-plan kitchen with small dining area, a large family dining room, a bright living room, and a reading lounge with large fireplace insert. The property has five bedrooms, including a master suite with private shower, plus a bathroom with bathtub, shower, and 2-person sauna. An 8 x 4 m pool with terrace, garage, laundry, and cellar complete this rare home — ideal as a...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2598 EUR**

NOTES

DESCRIPTION

A CONTEMPORARY SANCTUARY
Where Golf, Nature and Refined Living Meet
Fleurance Golf Course – Gers, Southwest France

Some homes are designed to be lived in.
Others are designed to be felt.

Set within an extraordinary natural setting, this contemporary property offers far more than a residence: it offers a lifestyle shaped by light, silence and landscape. Perfectly positioned at the very heart of the prestigious Fleurance Golf Course, the house enjoys a location that is both rare and deeply privileged.

Here, the greens surround the property, with several holes of the course unfolding directly alongside the land, while the golf reception and clubhouse stand just opposite, creating an immediate and seamless connection to the course. Despite this proximity, the atmosphere remains profoundly peaceful — a quiet elegance born of open space, manicured landscapes and a naturally respectful environment.

The property extends over approximately 6.5 hectares, offering a sense of openness and privacy that is increasingly rare. From every angle, the landscape reveals the rolling hills of the Gers, bathed in ever-changing light, where the rhythm of the seasons gently defines daily life.

A HOUSE DESIGNED TO DIALOGUE WITH THE LANDSCAPE

With approximately 180 square metres of living space, this single-storey contemporary residence has been conceived as a refined architectural response to its surroundings.

Large floor-to-ceiling glazed openings define the home's identity. They allow light to flow freely throughout the interior while framing the landscape like a series of living paintings. Morning mist drifting