

Contemporary Eco Villa with Pool Near Fleurance



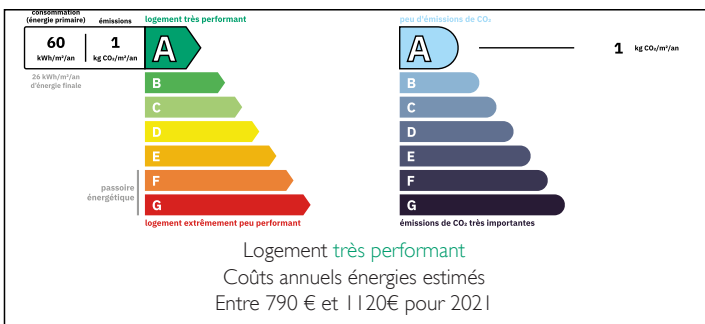
INFORMATION

Town:	Fleurance
Department:	Gers
Bed:	4
Bath:	3
Floor:	206 m ²
Plot Size:	2350 m ²

IN BRIEF

Beautifully presented contemporary villa with pool, beautifully landscaped gardens with sculpted olive trees and exceptional A/A energy performance, situated in a peaceful setting close to Fleurance in the Gers. Offering approximately 206 m² of bright single-level accommodation, the property combines stylish modern architecture, comfort and energy efficiency with superb indoor-outdoor living spaces designed to enjoy the relaxed southwest French lifestyle.

ENERGY - DPE



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.



DESCRIPTION

Situated in a peaceful and highly desirable setting close to the vibrant market town of Fleurance, this elegant contemporary villa offers approximately 206 m² of beautifully designed accommodation set within landscaped gardens of approximately 2,350 m².

Built in 2018 and thoughtfully designed for modern living, the property combines clean architectural lines, generous natural light and excellent energy efficiency with a relaxed lifestyle perfectly suited to southwest France.

At the heart of the home is a superb open-plan living space with contemporary fitted kitchen, opening directly onto extensive terraces and the swimming pool through large sliding glazed doors. The seamless connection between interior and exterior spaces creates an ideal setting for entertaining and everyday living.

The accommodation comprises four bedrooms, including two genuine principal suites, each benefiting from its own dressing area and shower room. The main suite extends to approximately 52 m² and offers a spacious dressing room, ensuite shower room and Japanese WC, creating a luxurious and private retreat within the home. Two further bedrooms are served by an additional family shower room.

The carefully designed single-level layout provides an excellent balance between entertaining areas and private accommodation, making the property equally well suited to family living, hosting guests or retirement in comfort.

Outside, the beautifully landscaped gardens create an elegant and peaceful setting around the house, with carefully maintained planting, sculpted olive trees and generous terraces designed for outdoor living and entertaining. The swimming pool, protected by a retractable dome, enjoys excellent privacy and is surrounded by...

LOCAL TAXES

Taxe foncière: 2981 EUR

NOTES