LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47101JML32 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

In the heart of the Gers countryside, an 18th-century property that has retained all its original character







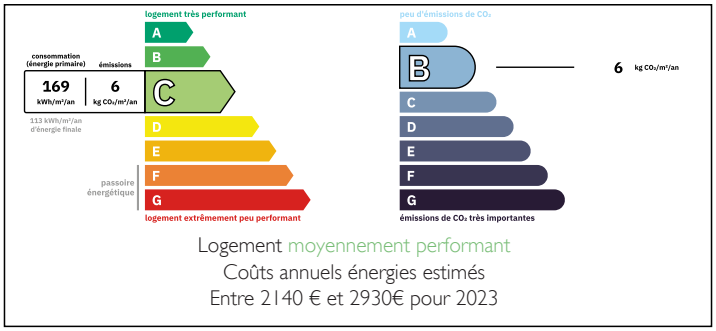








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2140 € et 2930€ pour 2023

INFORMATION

Town:	Vic-Fezensac
Department:	Gers
Bed:	2
Bath:	2
Floor:	190 m2
Plot Size:	2800 m2

IN BRIEF

XVIIIth Century Charm in the Heart of the Gers

Just minutes from Vic-Fezensac, renowned for its peaceful Gascon lifestyle and rich heritage, lies this exceptional 18th-century country property. Set in a private, unoverlooked position, it enjoys unobstructed views of the village church.

Combining authentic features with period character — exposed beams, original wooden floors, stone doorframes, and a grand stone staircase —, the ground floor comprises an entrance hall, a living room, and a kitchen with a wood-burning stove opening onto a bright veranda. Upstairs, the majestic staircase leads to a primary suite with an en-suite shower room, dressing room, and WC, alongside a second bedroom, a family bathroom with WC, and an convertible attic space above.

The grounds feature a stone summer kitchen, 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.

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LOCAL TAXES

Taxe foncière:	**650 EUR**

NOTES

DESCRIPTION

This property comprises:
On the ground floor:
- An entrance hall measuring 18.70m²
- A fitted kitchen of 32m² with a fireplace
- A living room of 33m² with a wood-burning stove
- A conservatory of 24m² with a toilet

On the first floor:
- A landing of 21m²
- A fully equipped master bedroom suite of 28m²
- A bedroom of 22m²
- A bathroom of 7.50m² with a toilet

Outbuildings:
- A carport of 25m²
- A summer kitchen of 17m² (former pigsty)
- A workshop of 25m²
- A wood store of 11m²
- A canopy of 18m²

Technical details:
Heating is provided by a heat pump and various wood-burning stoves
Solar panels are used to power the house's own electricity consumption
Hot water is supplied by a storage water heater
The windows are double-glazed and the shutters are made of wood
Wastewater is treated via a septic tank

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr