



## Period Property with Pool in Rural Village



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 264,361.01

### Location

Country:	France
ZIP code:	32440
Posted:	Mar 04, 2024

### Description:

**REDUCED** in price - A great location just 4 km from Montreal and all its amenities, magnificent and bright restored house of 260 m2 living space with its 2 charming gardens, one with a dovecote of 263 m2 and the other with swimming pool and not overlooked of 245 m2.

- Ground floor: a vestibule with a beautiful staircase, a large L-shaped living room of 60 m2 bringing together living room, dining room and kitchen and opening directly through large French windows onto a south-facing terrace, a living room 20 m2 with remarkable and perfectly functional fireplace, an office of 21 m2, a laundry room of 15 m2.

- Upstairs: 5 beautiful spacious bedrooms with numerous cupboards and a superb bathroom with shower and bathtub of 18 m2.

A cellar of 40 m2 as well as a garage.

Double glazing on all joinery, oil central heating.

Ideal property for large families or bed and breakfast activities.

The department of Gers is often described by those who know France as an excellent area to visit, if not



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the best area of France for Brits who want to relocate.

It is not over-run however and indeed, the department has a diverse array of assets to discover, some of them are obvious; the rolling countryside, very mild climate, the Pyrenees mountains, whilst others remain more subtle like the hearty food, local culture, street markets and Gascon traditions. Foreigners often refer to the area as Gascony, referring to the former French province.

The department is generally an agricultural area where the local gastronomy is highly regarded by both French nationals and foreign expats.

The most cultivated crops in Gers are Colza, Grain, Sunflowers and Corn. Some of the older locals may speak a Gascon patois, but its usage remains in decline among the younger generations.

The largest Gersoise towns in terms of number of inhabitants are Auch, Condom and Fleurance but even these are not overly large.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Common

Bedrooms:	5
Bathrooms:	1
Lot Size:	508 sq m

## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.525.940

