



House

VIC FEZENSAC (32)

327 000 €*

* Agency fees to be paid by the seller



176 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Prepare to be enamored by this recently constructed single-level home boasting 176 m² of living space. Nestled in a serene location, it offers tranquility while remaining conveniently close to the amenities of Vic-Fezensac. Upon entry via the west-facing foyer, you'll be greeted by the expansive 70 m² living room, comprising:

- A well-appointed kitchen with a central island and adjacent pantry,
- A spacious dining area,
- A cozy living space anchored by a wood stove.

Large bay windows frame views of the south-facing terrace and lush garden. The first hallway leads to three bedrooms, a bathroom, and a dressing room, while the second corridor provides access to a cloakroom, toilets, laundry room, and a generously sized 20 m² bedroom with an en-suite shower room.

The 3008 m² fenced plot offers ample space for potential pool installation. A charming 30 m² garden shed, complete with a sink and dining area, adds functionality and character. Additionally, a 55 m² garage and lean-to provide ample storage and parking space.

For further details and inquiries, don't hesitate to contact us at +33603453769. This delightful property awaits your inspection. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Véronique THIEUX
LOUIT**

LUPIAC (32290)

Agent

RSAC : 428 723 860 00022

Courts service city : AUCH

(+33)6 03 45 37 69

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 831063
Property type House
Year of construction 2005
Exposure S-W
View Vue sur Jardin

SURFACES

Living space 176 m²
Living room surface 50 m²
Land surface 3008 m²

COMPOSITION

Number of rooms 6
Number of bedrooms 4
Number of bathrooms 1
Toilets count 2
Washrooms 1
Terrace 1

DPE/GES

DPE 120
GES 27

APPENDIX

Parking extérieur
Parking space 4
Garage 1
Videophone Non

SERVICES

Heater bois
Heater fuel
Kitchen américaine