



## Superb Villa With Character Features



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+44 (1440) 820-358
Languages:	English, French
Веб-сайт:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 284,404.06

### Местоположение

Страна:	Франция
Почтовый индекс:	32250
Добавлено:	15.04.2024

#### Описание:

At the outskirts to the medieval village of Montreal du Gers, very beautiful charming property extending over 2300 m2. The central building, facing south, has 120 m2.

- Ground floor: there is a dining room opening onto an equipped kitchen of 26 m2, a living room of 17m2 as well as a bathroom and separate toilet.

- Upstairs: are four beautiful bedrooms.

A magnificent stone cellar is adjacent to the building and extends over 53 m2, offering numerous development possibilities.

A covered terrace with exposed trusses extends the cellar.

Two large garages closed by wooden gates make up the other wing of the building.

An independent stone building of 200 m2 completes this ensemble.

All the roofs are new, the heating is oil fired.



---

A well is present on the property and it is possible to acquire more land.

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

## **Общие**

Спальни:	4
Ванные комнаты:	2
Площадь участка:	2300 кв м



## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.636.440

