



CONTEMPORARY ECO VILLA WITH POOL NEAR FLEURANCE



PROPERTY FACT FILE

REFERENCE	A45265NJD32
PRICE	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	206 m ²
LAND	2350 m ²
TOWN	Fleurance
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change



- Rare A/A energy performance
- Contemporary single-level living
- Pool with retractable dome
- Elegant single-level living
- Beautiful landscaped gardens

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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,

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 sett...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A45265NJD32>

COMPLETE FILE AND PHOTO ON REQUEST

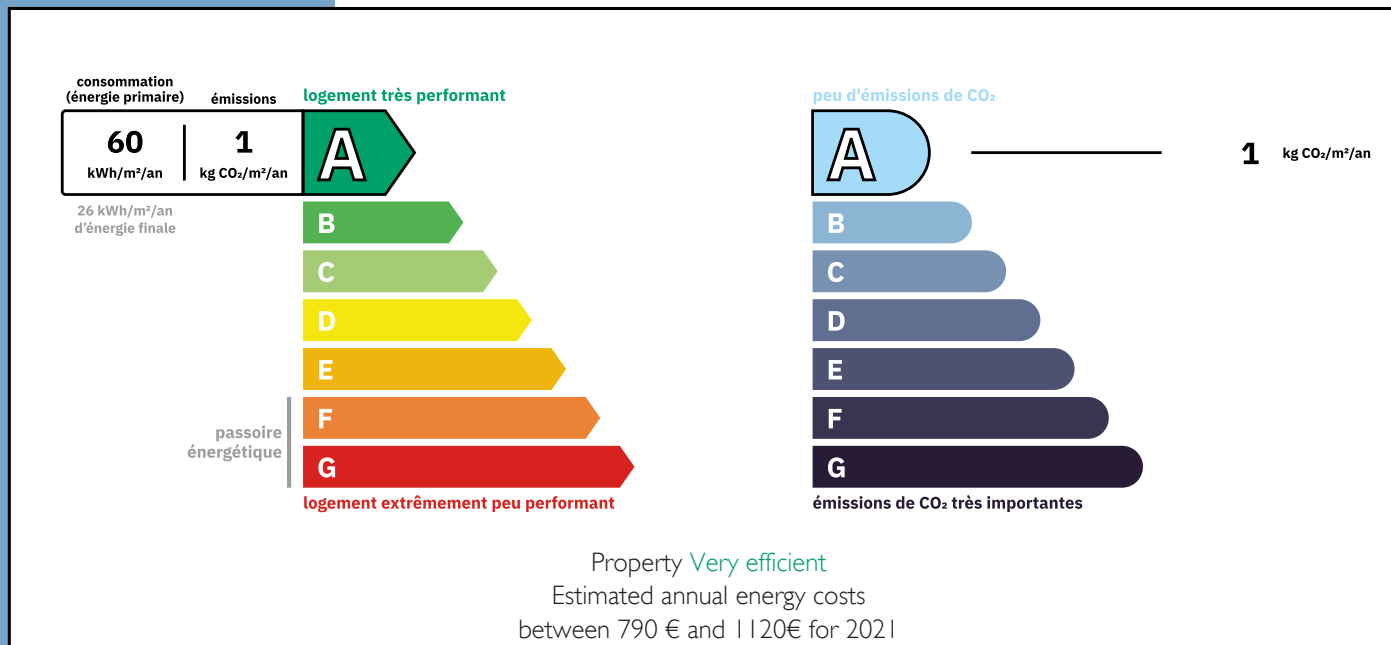


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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