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## Magnificent Property with Guest House, Pool, and Tennis Court

**Condom** , **Gers** , **Occitanie**



**€1,050,000**

inc. of agency fees

8 Beds    6 Baths    599 sqm    1.5 ha

Located 5 minutes from Condom, a dynamic town with all amenities and services, yet perfectly tranquil with stunning...

### At a Glance

**Reference** MFH-BG33266  
**Bed** 8  
**Land** 1.5 ha

**Near to** Condom  
**Bath** 6  
**Pool** No

**Price** €1,050,000  
**Hab.Space** 599 sqm  
**Land Tax** N/A

### Property Description

Located 5 minutes from Condom, a dynamic town with all amenities and services, yet perfectly tranquil with stunning views including the Pyrenees, this beautiful late 18th-century property, built in stone, has been completely renovated. It features a charming independent guest house of 83m<sup>2</sup>, a 12m x 6m swimming pool with submerged electric cover and new liner (replaced in May 2023), a tennis court, and a beautiful fully

fenced garden of 15,000m<sup>2</sup>.

The Main House comprises on the ground floor an entrance hall, a large living room with a fully glazed 'Philippe' fireplace, a spacious dining room with a wood stove, a 28m<sup>2</sup> equipped kitchen, a laundry room, a boiler room, a WC, and a bathroom with WC. The west wing of the ground floor benefits from a large reception room with a bay window opening onto a beautiful terrace by the poolside.

Upstairs, accessed by the entrance staircase, the east wing houses 4 spacious comfortable bedrooms served by a 22m<sup>2</sup> landing (3 guest bedrooms ranging from 14m<sup>2</sup> to 19m<sup>2</sup> with a shared bathroom - bathtub, shower, and toilet - of 14m<sup>2</sup>). All bedrooms have a washbasin. The landing also leads to a 45m<sup>2</sup> master suite (with fireplace and gas insert) which has its own dressing room in the corridor leading to its complete bathroom of 15m<sup>2</sup>. Finally, the landing is also directly accessible by an external staircase and its sheltered terrace. The landing and all bedrooms have solid oak parquet flooring.

On the upper floor of the west wing, accessed by the staircase from the large reception room, there is a 27m<sup>2</sup> mezzanine for a library or games room which serves 2 comfortable bedrooms - a 28m<sup>2</sup> family room (with fireplace and gas insert) and a 22m<sup>2</sup> bedroom with direct access to the shower room (shower - washbasin - toilet).

The guest house is of the same standard as the main house and has a 44m<sup>2</sup> living room with equipped kitchen and 2 bedrooms each with a shower room and WC. Electric underfloor heating (consumption depends on winter occupancy of the house) - Wired and Wi-Fi internet equipment - Private covered terrace of 20m<sup>2</sup> - Direct access also to the pool.

The main house also benefits from all modern comforts, high-speed fiber optic internet, low-consumption oil central heating (2500L/year), perfect insulation, and double glazing (category C in the DPE)...

The exteriors are wonderfully arranged with a well, a fountain, and two large sheltered terraces (90m<sup>2</sup> for the one adjoining the reception room and 45m<sup>2</sup> for the one adjoining the dining room and kitchen), so one can enjoy the Gascony climate at any time. The flower garden has semi-automatic watering with a 26,000L rainwater recovery tank. The entire property is equipped with outdoor lighting at numerous points. The pool is surrounded by a large deck and enjoys sublime views of the Gers countryside and the Pyrenees. A perfect property that deserves a visit

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4410.00 and 6050.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	6
Price	€1,050,000

## Key Information

Internal Area:	599 sqm
Land Area:	1.5 ha

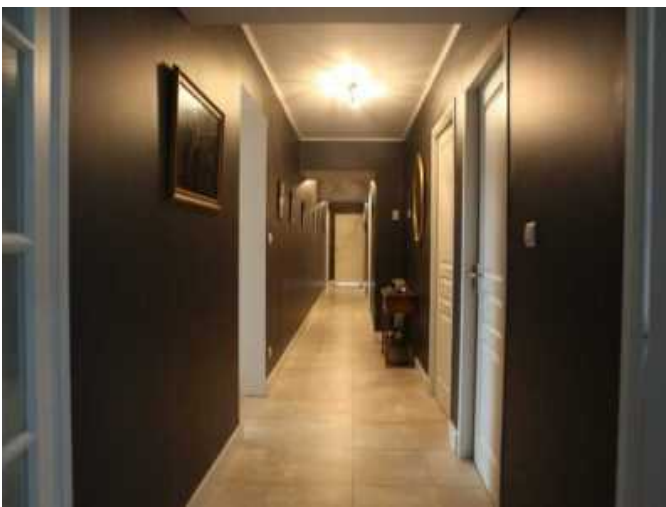
## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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