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## Contemporary country house with beautiful mill and views

Condom , Gers , Occitanie



**€559,000**

inc. of agency fees

3 Beds   3 Baths   200 sqm   0.81 ha

Located just a few kilometers from Condom, this magnificent property features a renovated mill and a modern 170...

### At a Glance

Reference	MFH-BG33272	Near to	Condom	Price	€559,000
Bed	3	Bath	3	Hab.Space	200 sqm
Land	0.81 ha	Pool	No	Land Tax	N/A

### Property Description

Located just a few kilometers from Condom, this magnificent property features a renovated mill and a modern 170 m<sup>2</sup> house, along with a large garage and an 8,000 m<sup>2</sup> garden with views of the Pyrenees.

The house comprises an entrance opening onto the beautiful living room bathed in natural light thanks to the three south-facing French doors, featuring an insert fireplace, an open dining area also overlooking the garden and summer terrace, and a modern equipped kitchen. Still on the ground floor, there is a large bedroom with two French doors and dual exposure, a shower room, and a toilet.

Upstairs, the master bedroom has an adjacent office or nursery, a large bathroom with double sinks, walk-in shower, and island bathtub, as well as dual exposure and a fitted dressing room. A third bedroom and an office complete this floor. The house is equipped with double glazing and heating via a heat pump.

Attached to the house is a 38 m<sup>2</sup> garage with tiled floor, insulation, and an electric car charging point, allowing for parking of two vehicles, as well as a 25 m<sup>2</sup> mezzanine.

The 3.90 m diameter mill has a room on the ground floor, where a small kitchen could be installed, a bathroom on the first floor, and a bedroom on the top floor with a magnificent exposed frame. Perfect for accommodating guests.

The garden is wooded and features several terraces to be used according to the time of day or season to enjoy the beautiful views of the countryside and the Pyrenees mountain range. A semi-inground pool is a great asset during our hot summer days.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1920.00 and 2650.00 €.

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:	House
Bedrooms:	3
Bathrooms	3
Price	€559,000

Key Information

Year Built:	2005
Internal Area:	200 sqm
Land Area:	0.81 ha

Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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