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Superb Contemporary House on the edge of a village

Condom , Gers , Occitanie



€339,900

inc. of agency fees

3 Beds 3 Baths 207 sqm 0.36 ha

On the edge of a small, lively village with many attractions, 10 minutes from Condom, this splendid contemporary...

At a Glance

Reference	MFH-BG32646	Near to	Condom	Price	€339,900
Bed	3	Bath	3	Hab.Space	207 sqm
Land	0.36 ha	Pool	No	Land Tax	N/A

Property Description

On the edge of a small, lively village with many attractions, 10 minutes from Condom, this splendid contemporary house comprises 170 m² of living space, plus a separate 37 m² guest room, a 110 m² garage, a lovely garden with a spring and a swimming pool.

The house comprises a large, triple-exposed living room opening onto 2 terraces, with a wood-burning stove and underfloor heating, and an open-plan fitted kitchen. On the same level is the master bedroom with en-suite shower room and dressing room. The lower level comprises the main entrance, a lounge, a bedroom with en suite shower room and dressing area, the utility room and access to the garage. The chambre d'hôte is accessed from the outside, but access could be recreated through the house if required. It comprises a bedroom, a shower room and a breakfast area. It has its own private terrace.

The 8x4 m above-ground swimming pool benefits from a pleasant poolhouse, new liner, pump and heat pump to heat it.

The 3600 m² wooded garden is laid out around large terraces and features a spring and a small pond.

The assets of this modern property: insulation and double glazing, oil-fired heating supplemented by heat pumps, a solar water heater, fibre, mains drainage. Come and see for yourself

Fees to be paid by the seller. Energy class C, Climate class D. Date of completion of the DPE: 12-10-2018. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€339,900

Key Information

Internal Area:	207 sqm
Land Area:	0.36 ha

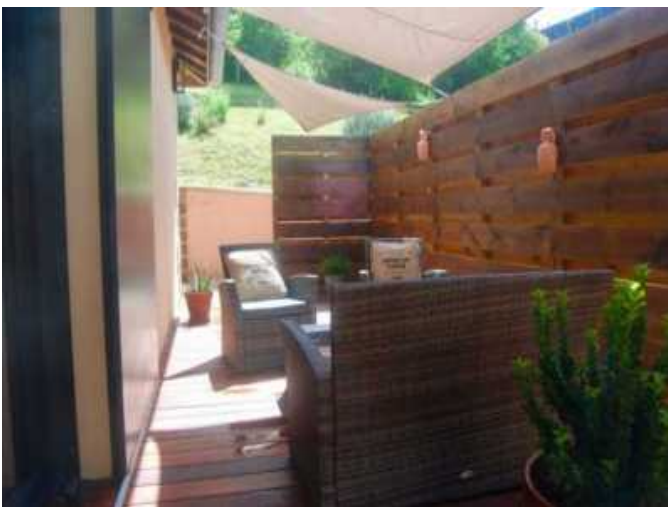
Location: Occitanie



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