

[Click to view MFH-BG03276](#)

Exceptional Gascon Château with Beautiful Views

Condom , Gers , Occitanie



€2,650,000

inc. of agency fees

6 Beds 6 Baths 780 sqm 5.3 ha

This exceptional Gascony Chateau is set in over 5.5 hectares of meadow and woodland. It is ideally located in...

At a Glance

Reference	MFH-BG03276	Near to	Condom	Price	€2,650,000
Bed	6	Bath	6	Hab.Space	780 sqm
Land	5.3 ha	Pool	No	Land Tax	N/A

Property Description

This exceptional Gascony Chateau is set in over 5.5 hectares of meadow and woodland. It is ideally located in the calm of the countryside yet only 4 km from a village with all amenities. Set in an elevated position with striking views, this beautiful property has been sympathetically restored by the current owner, who has retained many original features. High ceilings and well proportioned rooms make this a light and welcoming

property. Composition: The Château, of 550 square metres is composed of: Grand entrance hall with elegant stone staircase and access to a private courtyard, a spacious study, a vast living room with central stone fireplace, dining room, and a kitchen. There is also a ground floor bedroom with en-suite bathroom and WC, and a beautiful sitting room with direct access to the large sunny terrace. On the first floor: A large landing, 2 light and spacious bedrooms and a family suite (2 en-suite), a dressing room and a family bathroom. There is a large wine cellar which also houses the boiler and fuel tank for the central heating system. The Courtyard: Enchanting and private with a chapel and various outbuildings for renovation to include: The wine chai, a chapel, stables, a workmans cottage and a games room. This property benefits from lovely views over the surrounding countryside, mature landscaped gardens and swimming pool (12 x 5 metres). Tax Foncières: 2520 Euros per year. New insulation, windows, central heating system and septic tank.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 5420.00 and 7380.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Chateau
Bedrooms:	6
Bathrooms	6
Price	€2,650,000

Key Information

Internal Area:	780 sqm
Land Area:	5.3 ha

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates