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Magnificent Gascon-style Country House with Swimming Pool

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



€478,000

inc. of agency fees

5 Beds 3 Baths 289 sqm 0.68 ha

This magnificent Gascon-style country house, located about ten minutes from the vibrant market town of Condom,...

At a Glance

Reference MFH-BG33282

Bed 5

Land 0.68 ha

Near to Condom

Bath 3

Pool No

Price €478,000

Hab.Space 289 sqm

Land Tax N/A

Property Description

This magnificent Gascon-style country house, located about ten minutes from the vibrant market town of Condom, offers 289 m² of living space, a beautiful 6800 m² wooded garden with a pool and pool house as well as a 78 m² garage.

The entrance, with terracotta flooring, opens onto a cozy living room with a fireplace and wood stove, as well as a dining room also equipped with a fireplace and wood stove. A spacious and recently renovated kitchen has direct access to the garden from two sides.

Still on the ground floor, the master bedroom features a nursery or dressing room, as well as a bathroom. There is also a family bathroom and a laundry room. At the mezzanine level, two bedrooms and an office are accessible, while upstairs, a charming landing leads to two bedrooms, one with a dressing room and the other with a bathroom. In total the property has five bedrooms, a large office, and three bathrooms.

Outside, the fenced garden is dotted with beautiful trees and includes a secure area for animals. A magnificent pool, installed in 2021, is accompanied by a lovely pool house equipped with a kitchen, a bathroom, and a technical area. This property is an ideal family home and could also be used to run a small B&B activity. Feel free to contact us for more information or for a viewing, we would be delighted to show you around.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4590.00 and 6290.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€478,000

Key Information

Internal Area:	289 sqm
Land Area:	0.68 ha

Location: Occitanie



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S. and L. BROWN



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