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## Charming Stone House with Pool and Stunning Views, Just Minutes from Condom

Condom , Gers , Occitanie



**€362,000**

inc. of agency fees

4 Beds 3 Baths 185 sqm 0.33 ha

Nestled at the end of a picturesque lane, this charming renovated stone property offers breathtaking views of...

### At a Glance

Reference MFH-BG33309

Near to Condom

Price €362,000

Bed 4

Bath 3

Hab.Space 185 sqm

Land 0.33 ha

Pool No

Land Tax N/A

### Property Description

Nestled at the end of a picturesque lane, this charming renovated stone property offers breathtaking views of the surrounding countryside. Its well-maintained garden and inviting pool are sure to captivate you. Located just minutes from the center of Condom, the home enjoys a peaceful and enchanting setting.

With a surface area of 185 m<sup>2</sup>, the house opens onto a bright living room, flooded with light from two large bay windows. You will also find a modern, fully equipped kitchen with an adjacent pantry, a dining room opening onto the terrace, as well as two bedrooms and a shower room on the ground floor. Upstairs, there are two additional spacious bedrooms, a study, a storage room, and a bathroom.

Thanks to effective insulation and underfloor geothermal heating, this house boasts an excellent energy performance rating (DPE). Outside, a double garage and a covered terrace add to the property's appeal.

The 3,300 m<sup>2</sup> plot features beautiful trees, a vegetable garden, ample parking space, and a 10 x 5 m saltwater pool. A visit is a must

Fees to be paid by the seller. Energy class B, Climate class A Estimated amount of annual energy expenditure for standard use: between 1260.00 € and 1740.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€362,000

Key Information

Internal Area:	185 sqm
Land Area:	0.33 ha

Location: Occitanie



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**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**



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