

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

#### Condom, Gers, Occitanie

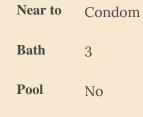




Nestled at the end of a picturesque lane, this charming renovated stone property offers breathtaking views of...

## At a Glance

Reference	MFH-BG33309	
Bed	4	
Land	0.33 ha	



Price€362,000Hab.Space185 sqmLand TaxN/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  $1260.00 \in$  and  $1740.00 \in$  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.

Summary		Key Information	
Property type:	House	Internal Area:	185 sqm
Bedrooms:	4	Land Area:	0.33 ha
Bathrooms	3		
Price	€362,000		

# Location: Occitanie



# Gallery































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#### S. and L. BROWN



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