

Stunning Estate with Medieval Tower and Pool near Condom

Condom, Gers, Occitanie





Situated at a short drive, only 10 minutes from Condom, nestled in the countryside with no nearby neighbors, this...

At a Glance

Reference	MFH-BG33308
Bed	4
Land	1.7 ha

Near to	Condom
Bath	2
Pool	No

Price€495,000Hab.Space220 sqmLand TaxN/A

Property Description

Situated at a short drive, only 10 minutes from Condom, nestled in the countryside with no nearby neighbors, this Beautiful Estate features a medieval tower, a 1.7-hectare garden with a pool and large outbuildings.

The main residence opens onto a large entrance hall that leads to the kitchen, which includes a pantry and a dining room. Passing through a pointed archway, you'll discover the bright living room with a view of the garden, featuring a fireplace with an insert. Still on the ground floor, there is a double bedroom with its bathroom. The first floor consists of three double bedrooms, an office and a familly bathroom.

It benefits from the comfort of oil-fired central heating with a high-end boiler installed in 2021, double glazing and a well-insulated attic space. The 3-meter high ceilings and exposed stone walls give the building plenty of charm.

In the outbuildings, you'll find an 80 m² 'party' room with a bar and wood stove, a 280 m² chais, a 360 m² wooden-framed barn, and finally, a stunning medieval tower with a 26 m² footprint. Although the tower is not furnished, its roof has been redone in 2018.

The garden is beautifully wooded and has a 8 x 3.5-meter saltwater swimming pool which has been installed in 2021.

It is possible to acquire up to 70 hectares surrounding the property, including a 3-hectare lake and a 200 m^2 ruin that could be rebuilt.

Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between $3710.00 \in$ and $5090.00 \in$ 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:	Countryside house	Internal Area:	220 sqm
Bedrooms:	4	Land Area:	1.7 ha
Bathrooms	2		
Price	€495,000		

Location: Occitanie



Gallery



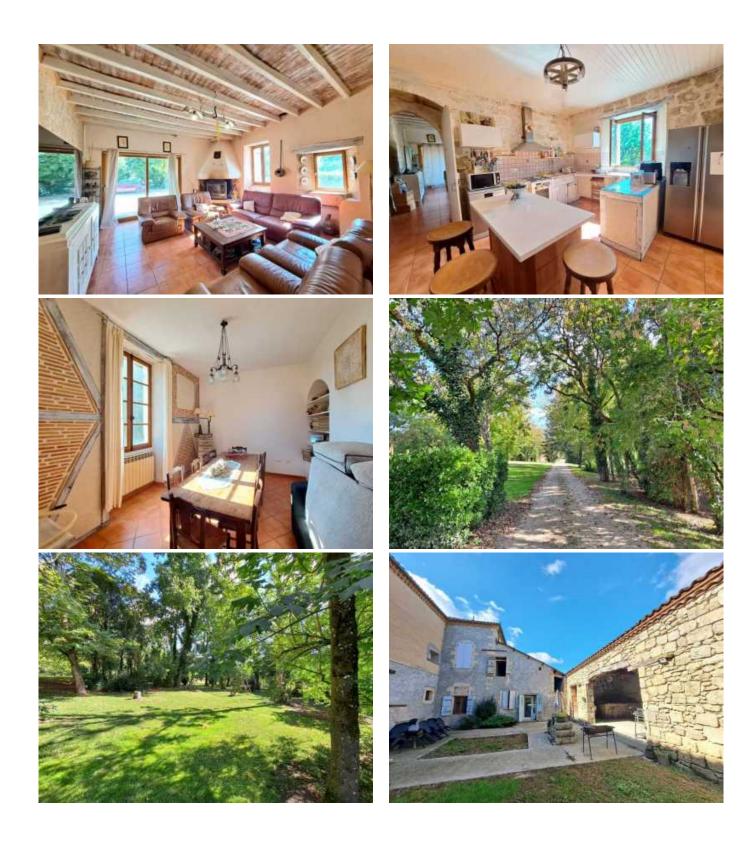
























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C. BAUER - Sunday Times

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S. and L. BROWN



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