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## Charming Property with Large Garden and Pool

Condom , Gers , Occitanie



**€348,000**

inc. of agency fees

5 Beds    3 Baths    224 sqm    1 ha

Just a few kilometers from Condom, near a small village, in a magnificent 1.1-hectare garden, this charming property...

### At a Glance

Reference MFH-BG33313

Bed 5

Land 1 ha

Near to Condom

Bath 3

Pool No

Price €348,000

Hab.Space 224 sqm

Land Tax N/A

### Property Description

Just a few kilometers from Condom, near a small village, in a magnificent 1.1-hectare garden, this charming property offers 224 m<sup>2</sup> of living space, outbuildings, and a stunning swimming pool.

The property comprises, on the ground floor, a pleasant living area with a large, modern, and equipped open kitchen and a wood stove. It opens onto the terraces and garden through three large French doors, allowing in plenty of natural light. This level also includes two bedrooms, one with an en-suite shower room and two French doors, a pantry, a laundry room, a toilet, and a small garage.

Upstairs, there is a second kitchen, a living room with a fireplace, and three French doors opening onto the terrace, three bedrooms, and two shower rooms.

The property can easily be divided into two separate accommodations.

The beautifully landscaped garden is fully fenced and features several outbuildings for storing equipment and firewood or housing animals. A lovely saltwater swimming pool with its octagonal pool house and a stone pond adorned with aquatic plants adds a holiday-like atmosphere to the property.

Its comfort is enhanced by energy performance ratings of C and A, connection to the mains drainage system, heating via a heat pump, an electric gate, and roof insulation from 2018.

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Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 2570.00 € and 3530.00 € 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).

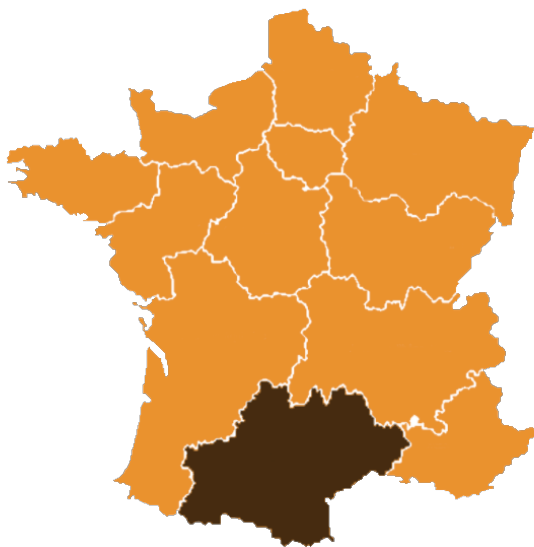
Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€348,000

Key Information

Year Built:	1975
Internal Area:	224 sqm
Land Area:	1 ha

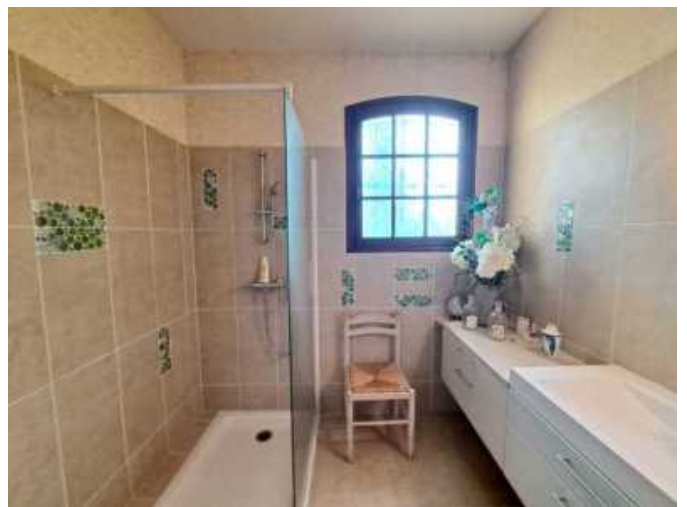
Location: Occitanie



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

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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**



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