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## Charming Country House Between Eauze and Gondrin

Gondrin , Gers , Occitanie



# €254,900

inc. of agency fees

3 Beds 2 Baths 180 sqm 0.35 ha

Discover this delightful 180 m<sup>2</sup> stone country house, ideally located between Eauze and Gondrin. On the ground...

### At a Glance

**Reference** MFH-BG33321

**Near to** Gondrin

**Price** €254,900

**Bed** 3

**Bath** 2

**Hab.Space** 180 sqm

**Land** 0.35 ha

**Pool** No

**Land Tax** N/A

### Property Description

Discover this delightful 180 m<sup>2</sup> stone country house, ideally located between Eauze and Gondrin.

On the ground floor, you'll find a spacious and bright 56 m<sup>2</sup> living room featuring a wood-burner and a large mezzanine with a shower room and WC, providing additional versatile space. The open-plan kitchen, connected to the living area, is both practical and welcoming.

The sleeping area includes three generously sized bedrooms, one of which has its own mezzanine. The bathroom is equipped with a bathtub, a walk-in shower, and a double sink, offering modern comfort. A utility room completes this functional and well-designed living space.

Outside, a 3,500 m<sup>2</sup> landscaped garden awaits you, adorned with fruit trees and a well.

Enjoy the tranquility of this peaceful setting while staying close to local shops and amenities.

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2380.00 and 3280.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€254,900

## Key Information

Internal Area:	180 sqm
Land Area:	0.35 ha

## Location: Occitanie



## Gallery







## As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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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