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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 m² 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 m² stone country house, ideally located between Eauze and Gondrin.

On the ground floor, you'll find a spacious and bright 56 m² 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 m² 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.

Summary

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

Key Information

Internal Area:	180 sqm
Land Area:	0.35 ha

Location: Occitanie



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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 cooling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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S. and L. BROWN



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