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## Charming 19th century Property in the heart of Condom

**Condom** , **Gers** , **Occitanie**



**€525,000**

**inc. of agency fees**

**4 Beds   3 Baths   222 sqm   1.27 ha**

Situated in the lively, history-filled town of Condom, this elegant 1850 residence, preserved in all its authenticity,...

### At a Glance

<b>Reference</b>	MFH-BG32658	<b>Near to</b>	Condom	<b>Price</b>	€525,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	222 sqm
<b>Land</b>	1.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated in the lively, history-filled town of Condom, this elegant 1850 residence, preserved in all its authenticity, will appeal to lovers of fine stonework and character architecture. Just a stone's throw from shops, schools and restaurants, it benefits from an enchanting setting in the heart of 1.3 hectares of private parkland, bordered by a river and adorned with majestic century-old trees.

From the moment you enter, this mansion impresses with its original cachet, with its magnificent parquet flooring, high ceilings and refined mouldings. The large windows flood the rooms with natural light, highlighting the nobility of the materials and the timeless elegance of the setting. The vast living room, with its wood-burning stove, opens onto a terrace overlooking the park, creating a perfect harmony between inside and outside. The dining room and kitchen, with its open fireplace, provide a warm and friendly setting, ideal for entertaining.

The house has four bedrooms, two of which are on the garden level with their own shower room, while the other two, upstairs, share a family bathroom, ideal for family life or for entertaining guests in total peace and quiet. The attic space, which can be partially used, still offers plenty of scope for conversion, depending on your needs and desires.

On the garden level, a large basement that could be converted provides the perfect space for getting together with family or friends.

A 50 m<sup>2</sup> garage completes this property, providing ample parking or storage space, perfectly suited to everyday needs.

Fees to be paid by the seller. Energy class E, Climate class E Estimated amount of annual energy expenditure for standard use: between 6669.00 € and 9023.00 € 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:	4
Bathrooms	3
Price	€525,000

### Key Information

Year Built:	1850
Internal Area:	222 sqm
Land Area:	1.27 ha

### Location: Occitanie



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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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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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