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Charming Gascon property with pool and views on 7.5 hectares of organic...

Condom , Gers , Occitanie



€446,900

inc. of agency fees

4 Beds 2 Baths 170 sqm 7.5 ha

Discover the authentic charm of this lovely Gascony property of 170 m² of living space, located just 5 minutes...

At a Glance

Reference MFH-BG33326

Bed 4

Land 7.5 ha

Near to Condom

Bath 2

Pool No

Price €446,900

Hab.Space 170 sqm

Land Tax N/A

Property Description

Discover the authentic charm of this lovely Gascony property of 170 m² of living space, located just 5 minutes from Condom, offering a haven of peace in the heart of nature. This magnificent property combines modern comfort with the authenticity of Gascon style, all on 7.5 hectares of organic land with sublime views of the Pyrenees and the countryside.

Ideal for families or those who love to entertain, this house offers a large living room of 51 m² with an insert fireplace, a separate kitchen, four comfortable bedrooms, and two well-appointed bathrooms. Enjoy moments of relaxation in the pleasant conservatory, a bright space that offers breathtaking views of the surrounding ; landscape.

The bonus: a swimming pool equipped with a dome, ideal for extending the swimming season and treated with an ionizer, ensuring clear and pure water.

The property has several outbuildings, including an 80 m² guest house of which the renovation needs to be finished.

A true paradise for nature lovers, this property extends over 7.5 hectares of organic land, offering numerous possibilities for agricultural activities or simply to enjoy the tranquility of the countryside. Enjoy total privacy without close neighbors, creating a peaceful and preserved environment.

For more information or to schedule a visit, contact us now. This is the opportunity to realize your dream of a life in the countryside, close to all the amenities of Condom.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1787.00 and 2417.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€446,900

Key Information

Internal Area:	170 sqm
Land Area:	7.5 ha

Location: Occitanie



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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.

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or email us at bonjour@my-french-house.com.

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Buying French Property Just Got Easier...

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.

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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