

# **Charming Renovated Townhouse with**

## Garden

#### Condom, Gers, Occitanie

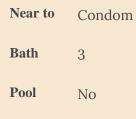




Located in a friendly village, this beautiful fully renovated townhouse offers an ideal living environment, combining...

#### At a Glance

Reference	MFH-BG32662
Bed	4
Land	0.05 ha



Price€298,000Hab.Space180 sqmLand TaxN/A

#### **Property Description**

Located in a friendly village, this beautiful fully renovated townhouse offers an ideal living environment, combining comfort and practicality. Enjoying a pleasant outdoor space with a terrace, a well-exposed garden, and a well, perfect for relaxing moments. Additionally, you'll be just a short walk away from small shops, a supermarket, and schools, offering great accessibility to everyday amenities.

The house consists of a bright entrance, a modern fitted and equipped kitchen, a cozy living room with a fireplace, a laundry room and a separate toilet. A small garage and a boiler room complete this functional space.

Upstairs, you'll find three bedrooms, including one with a private shower and washbasin, as well as an independent shower room. An additional office provides the option to work from home or create a space according to your needs.

Above the garage, a bedroom with an en-suite shower room offers an independent and intimate space, ideal for guests or a teenager. A perfectly designed house for comfortable living, with functional and well-distributed spaces, in a quiet and convenient environment. A must-see

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between  $2740.00 \in$  and  $3760.00 \in$  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.

Summary		Key Information	
Property type:	House	Internal Area:	180 sqm
Bedrooms:	4	Land Area:	0.05 ha
Bathrooms	3		
Price	€298,000		

## Location: Occitanie



## Gallery







































THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

#### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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.

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

#### Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved