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## Beautiful Village House with Courtyard and Pool

Condom , Gers , Occitanie



€279,000

inc. of agency fees

4 Beds 3 Baths 355 sqm 0.04 ha

In the heart of Valence-sur-Baïse, discover this superb 355 m<sup>2</sup> stone property that has been renovated, combining...

### At a Glance

Reference MFH-BG32670

Bed 4

Land 0.04 ha

Near to Condom

Bath 3

Pool No

Price €279,000

Hab.Space 355 sqm

Land Tax N/A

### Property Description

In the heart of Valence-sur-Baïse, discover this superb 355 m<sup>2</sup> stone property that has been renovated, combining the charm of the old with modern comfort. Its vast spaces and intelligent layout make it an ideal living place for a family or a hospitality project. From the entrance, the tone is set: beautiful, light-filled spaces and preserved authentic character. The hall leads to a 10 m<sup>2</sup> office and a first 34 m<sup>2</sup> living room with a pellet stove, perfect for cozy moments in winter. Continuing on, an elegant 33 m<sup>2</sup> dining room with a fireplace equipped with a pellet stove opens onto a 43 m<sup>2</sup> fully equipped kitchen, the true heart of the property, directly overlooking the outdoor area with a pool. A laundry room, a storage room, and a toilet complete this level, offering optimal daily comfort. On the first floor, four spacious bedrooms, ranging from 16 to 50 m<sup>2</sup>, two of which have their own en-suite bathrooms, and a family bathroom, offer an intimate and functional living space. A second landing leads to a vast 43 m<sup>2</sup> area with a kitchenette and a private terrace, easily convertible into an independent studio according to your needs. The outdoor area is a true haven of peace, sheltered from view. The cozy courtyard and saltwater pool invite relaxation, while a large covered terrace allows you to enjoy the warm days away from the sun. Ideally located, this characterful property offers a peaceful living environment while being in close proximity to shops, schools, and services. A rare opportunity to seize in the heart of Valence-sur-Baïse.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€279,000

### Key Information

Internal Area:	355 sqm
Land Area:	0.04 ha

### Location: Occitanie



## Gallery











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**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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