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## Elegant property in the heart of the Gascon countryside

**La Romieu , Gers , Occitanie**



# €1,200,000

**inc. of agency fees**

5 Beds   5 Baths   322 sqm   4.8 ha

Nestled in a peaceful, idyllic setting between Condom and Lectoure, this renovated property boasts 459 m<sup>2</sup> of living...

### At a Glance

**Reference** MFH-BG33324

**Bed** 5

**Land** 4.8 ha

**Near to** La Romieu

**Bath** 5

**Pool** No

**Price** €1,200,000

**Hab.Space** 322 sqm

**Land Tax** N/A

### Property Description

Nestled in a peaceful, idyllic setting between Condom and Lectoure, this renovated property boasts 459 m<sup>2</sup> of living space, all of which is charming and refined. Set in 4.8 hectares of splendid grounds, it boasts superb unobstructed views over the surrounding countryside, a well-tended landscaped garden, several terraces and a 13x5 metre swimming pool (which requires renovation work).

When you walk through the doors of this manor house, you are immediately captivated by its period architectural features, with a natural stone staircase, old terracotta floors and magnificent wooden floors. Inside, the spacious family kitchen, complete with fireplace and Lacornue piano, opens directly onto a terrace and the garden, creating an ideal space for al fresco dining. The light-filled dining room and spacious double lounge with fireplace provide comfortable and elegant spaces for entertaining.

The property has four bedrooms, all with en-suite bathrooms. Two of these are located on the garden level, as is the sauna, while the other two are on the first floor, offering a fluid and harmonious layout between living and sleeping areas.

Outside, several outbuildings complete this exceptional property. A separate guest bedroom with bathroom, a study in a dovecote, a summer kitchen for summer meals and a sports room make the most of this enchanting setting. Two large barns of 50 m<sup>2</sup> and 90 m<sup>2</sup>, currently used as a garage for several vehicles, offer additional conversion possibilities as required.

This home benefits from modern comforts such as gas central heating and double glazing, while retaining the charm and elegance of the manor houses of yesteryear. Quiet but not isolated, it enjoys an ideal location, combining tranquillity with proximity to the amenities of Condom and Lectoure. A rare and privileged location, where discreet luxury and a gentle way of life come together perfectly.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 5932.00 and 8026.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

### Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	5
Price	€1,200,000

### Key Information

Year Built:	1832
Internal Area:	322 sqm
Land Area:	4.8 ha

### Location: Occitanie

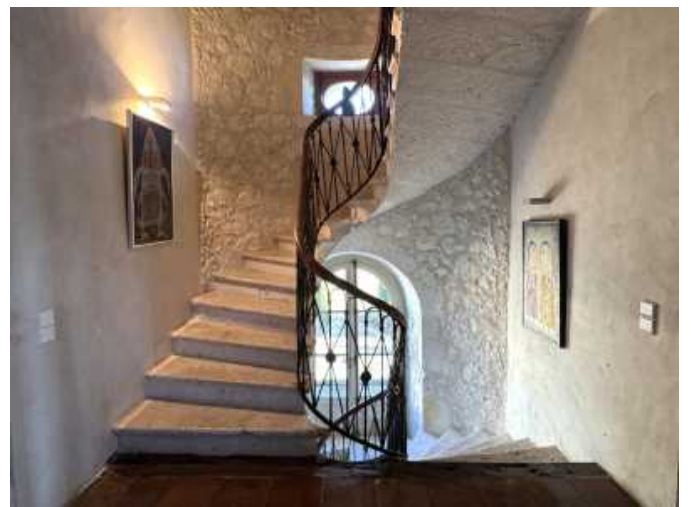


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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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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