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## Stunning Townhouse with Courtyard in the Heart of Condom

Condom , Gers , Occitanie



# €535,000

inc. of agency fees

7 Beds    5 Baths    310 sqm    0.02 ha

Grand character house, currently operating as a very successful boutique chambres d'hotels. This Grand Townhouse...

### At a Glance

<b>Reference</b>	MFH-BG32674	<b>Near to</b>	Condom	<b>Price</b>	€535,000
<b>Bed</b>	7	<b>Bath</b>	5	<b>Hab.Space</b>	310 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Grand character house, currently operating as a very successful boutique chambres d'hotels.

This Grand Townhouse is located in the heart of Condom, with its shops, parks, cafes, restaurants, wine bars, schools, medical facilities etc., all within a short walking distance.

The location is also perfect for visiting the many tourist attractions in the surrounding areas.

Dating from 1760 this property has been lovingly restored by its current owners back to its former glory, to include an array of stunning period features that have been carefully preserved, carefully renovated and seamlessly integrated into the elaborate decor.

Featuring nine marble fireplaces, ornate built-in cupboard/wardrobe doors, detailed mouldings/arches, seasoned oak beams and wide floorboards, original parquet and stone flooring. All these wonderful features adorn every room throughout this history filled property, providing elegance, luxury and charm.

There is an outdoor riad style private courtyard of approximately 70 m<sup>2</sup> paved in travertine and tastefully decorated, featuring a summer kitchen, outdoor unique champagne shower and a refreshing plunge pool.

The house opens onto a beautiful entrance hall with a rare and beautiful checkerboard floor made of two different types of rare wood. From here you have access to the charming library complete with its cocktail bar and bookcase, further down the hallway you will find the luxurious piano lounge where the wooden panelling, fireplace and vintage additions transport you back centuries in time.

Finally there is the dining room with its historical stone floor and fireplace, leading to the private courtyard where the summer kitchen is shaded by the sun terrace above.

To reach the upper floors you will take the centerpiece, a stunning stone cantilever staircase elegantly connecting the upper three floors.

On the first floor there is a discretely integrated kitchen in a light and spacious room with access via french doors to a large 20 m<sup>2</sup> sun terrace overlooking the courtyard offering views across the rooftops of Condom. Also on this floor there is a magnificent double suite, each room with its own fireplace, ornate arches and unique mirror. There is also a separate bathroom with shower completing this floor.

The second floor offers two further double suites. The first suite has an art deco theme and has original oak flooring, marble fireplace, art deco doors and fire surround. An en-suite with a shower to complete the rooms. The second suite has two rooms each with marble fireplaces, ornate mouldings, built-in storage, wide floorboards a freestanding quirky roll-top bath and an en-suite with shower to complete.

Finally the third floor offers a penthouse style suite with two bedrooms and a large bathroom with large vintage freestanding bath, parquet flooring and amazing views across the rooftops, Church and the park.

This is a high quality renovation and this level of attention to detail is hard to find. This property is an amazing opportunity for a new owner to continue with this very successful business, alternatively it can be used as a Grand Home or a unique holiday home.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy

expenditure for standard use: between 4210.00 € and 5740.00 € 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](http://georisques.gouv.fr).

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€535,000

## Key Information

Internal Area:	310 sqm
Land Area:	0.02 ha

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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