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## Beautiful Townhouse with Guest House, Garden and Pool

Condom , Gers , Occitanie



€560,000

inc. of agency fees

6 Beds 3 Baths 276 sqm 0.19 ha

In Condom, with a privileged location on the edge of town and near a park, this magnificent property consists...

### At a Glance

Reference MFH-BG32673

Near to Condom

Price €560,000

Bed 6

Bath 3

Hab.Space 276 sqm

Land 0.19 ha

Pool No

Land Tax N/A

### Property Description

In Condom, with a privileged location on the edge of town and near a park, this magnificent property consists of two houses, a 1900 m<sup>2</sup> landscaped garden with a swimming pool, and offers high-quality features.

The property can be accessed via a vehicle gate, two pedestrian gates, or through the garage, which can accommodate two cars in tandem. The main house, with 204 m<sup>2</sup> of living space, as well as the guest house, have both been fully renovated. It features a spacious fully equipped kitchen opening onto the garden and the south-facing terrace shaded by a wisteria, via two French doors, and onto the sunny east-facing terrace via a third French door. The cosy living room opens into a bright dining room, an office, and a WC.

Upstairs, a charming landing leads to three large, dual-aspect bedrooms and a family bathroom. On the lower level, on the street side, there is an apartment that can be independent, with its own entrance from the street, or integrated into the house via an internal staircase. It comprises a fitted kitchen, a large bedroom with built-in closet, a shower room, and a laundry area.

Also on this level are the garage and the boiler room. Completely separate from the main house, with its own private garden, is the guest house. With a surface area of 71 m<sup>2</sup>, it includes a fitted kitchen with a beautiful fireplace and a living room, both opening onto the terrace and garden. Upstairs is a spacious bedroom, a shower room, and a large landing used as a guest sleeping area.

The very pleasant garden offers multiple terraces, a pétanque court, and a magnificent swimming pool. Heating and hot water are provided by solar panels combined with mains gas. There is underfloor heating on the ground floor of both houses, and radiators on the upper levels. There are two compliant mains drainage connections, double glazing, good insulation, and the roofs are in excellent condition. No renovation work is needed, and furniture can be negotiated separately.

This property is ideal as a family home, for long-term or seasonal rental, as a multigenerational residence, or for a self-employed professional. It is close to shops, a large park with lakes and a river, and yet remains very peaceful. Come and discover it quickly

Fees to be paid by the seller. Energy class C, Climate class C Estimated amount of annual energy expenditure for standard use: between 2760.00 € and 3770.00 € 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](https://georisques.gouv.fr).

## Summary

Property type:	Town house
Bedrooms:	6
Bathrooms	3
Price	€560,000

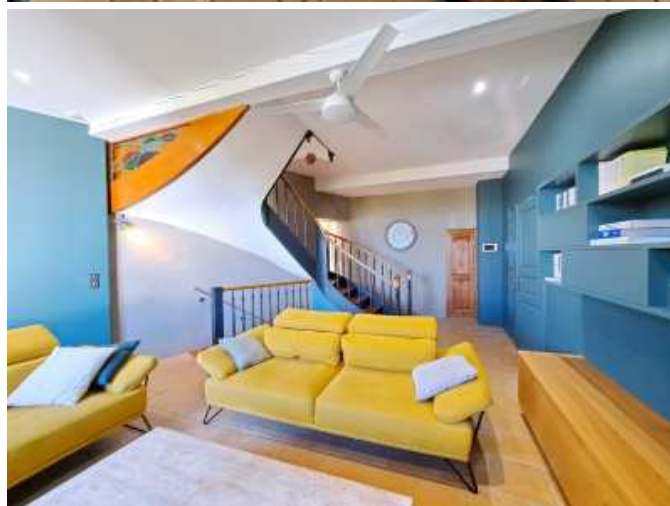
## Key Information

Internal Area:	276 sqm
Land Area:	0.19 ha

## Location: Occitanie



## Gallery















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

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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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