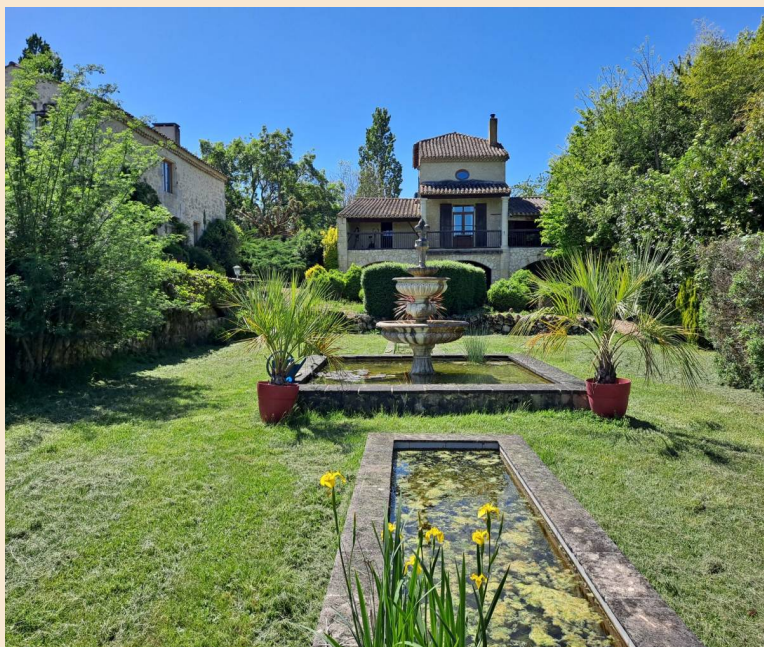


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## Stunning Property for Garden Lovers, Just a Few Kilometres from Condom

Condom , Gers , Occitanie



# €630,000

inc. of agency fees

5 Beds   4 Baths   283 sqm   2.6 ha

This is an exceptional property in the heart of the tranquility and unexploited beauty of Gascony. It is located...

### At a Glance

Reference MFH-BG33331

Near to Condom

Price €630,000

Bed 5

Bath 4

Hab.Space 283 sqm

Land 2.6 ha

Pool No

Land Tax N/A

### Property Description

This is an exceptional property in the heart of the tranquility and unexploited beauty of Gascony. It is located in beautiful and magical grounds, surrounded by vineyards, rolling countryside, wonderful skies and yet close to the small town of Condom and a range of local amenities. The estate offers 2.6 hectares of gardens, including an orchard, vegetable garden, a meditation pool, wildlife pond, a French Parterre garden, Japanese garden as well as a small fishing and boating lake.

The main house, constructed in the 19th century and approximately 200ms, opens into a welcoming entrance hall leading to a spacious living room and an elegant dining room. Both rooms open onto a delightful terrace through large French windows offering stunning views of the gardens and a further entertaining area. A double-sided insert fireplace provides a cosy atmosphere in winter, The fully equipped dining kitchen opens onto a sunny and charming terrace. A bedroom, with a colombage wall, reflects the traditional construction of this part of the property and opens onto the terrace and gardens; a shower and utility room complete the ground floor.

Upstairs, the large, light-filled master suite includes an en-suite beautiful bathroom with whirlpool bath, walk-in shower, two wash basins and toilet. In-built storage is provided and across the landing, there is a third bedroom that could serve as a study/office.

On the semi-basement level, you'll find a wine cellar, a second/summer kitchen and a 45ms room which has been converted into a bar with built-in seating and opening out onto a covered terrace. This area offers excellent opportunity for further developing the main house. An additional workshop and garden storage area completes this level.

A second house on the estate provides an extension to the living space within the property and can be used for extended family, friends or to welcome guests. The house was completely renovated in 2019 and offers a spacious 52 ms open plan living area with underfloor heating, lounge, dining space, a modern, fully equipped kitchen and WC. Upstairs, there are three

bedrooms; one with an en-suite shower and toilet and a family shower room. The house opens onto two terraces, one shaded and one sunny, ideal for enjoying the outdoors at any time of the day. A beautiful swimming pool 12m x 5m, heated by a heat pump allows you to extend the swimming season. Finally, a 150ms renovated hanger, houses the heating pump, provides further workshop opportunities and completes this rare and harmonious property.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 3390.00 € and 4660.00 € 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:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€630,000

## Key Information

Internal Area:	283 sqm
Land Area:	2.6 ha

## Location: Occitanie



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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