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## Beautifully Renovated Country Home Nestled in a 3-Hectare Park

Condom , Gers , Occitanie



# €1,495,000

inc. of agency fees

11 Beds   10 Baths   520 sqm   2.8 ha

Nestled in the heart of Gascony's prestigious Golden Triangle, this magnificent 18th-century estate, flanked by...

### At a Glance

**Reference** MFH-BG33334

**Bed** 11

**Land** 2.8 ha

**Near to** Condom

**Bath** 10

**Pool** No

**Price** €1,495,000

**Hab.Space** 520 sqm

**Land Tax** N/A

### Property Description

Nestled in the heart of Gascony's prestigious Golden Triangle, this magnificent 18th-century estate, flanked by two towers, was once a thriving wine estate. Today, it has been entirely renovated and offers all modern comforts. Ideally oriented to the south and southeast, the rooms are bright and airy, offering splendid views over the beautifully landscaped 3-hectare park, adorned with mature trees, vibrant flowers, and a charming pond shaded by ancient oaks.

Despite being just 3.5 km from a vibrant town with shops, services, and a hospital, the property enjoys absolute peace and tranquility. A stone path leads you through a park of century-old oaks and cedars, where the graceful silhouette of this remarkable estate slowly reveals itself.

The house welcomes you with a grand central entrance that opens onto a stunning wooden staircase, which elegantly splits into two to provide access to the upstairs bedrooms.

A spacious living room, bathed in natural light from its three large windows, features a cozy fireplace with an insert. The fully equipped, spacious kitchen with a dining area and a charming sitting room with a beautiful stone fireplace perfectly complete the ground floor.

The ground floor sleeping area includes a generous master suite with its own bathroom and dressing room. Two additional bedrooms share a shower room.

Upstairs, four beautiful bedrooms each have their own private en-suite shower room. Each of the towers hosts an independent suite with a lounge, bedroom, and bathroom.

The outbuilding has been converted into two apartments, each offering a living room, kitchen, bedroom, bathroom, and private terrace.

The only remaining space to renovate is the historic dovecote, allowing you to customize it to

your needs.

The property is also located just 200 meters from the Armagnac Greenway, a 32-kilometer cycling and walking path.

This unique and charming estate offers absolute serenity and invites you to enjoy wonderful moments with family and friends—and perhaps even start a tourism activity.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 8440.00 € and 11480.00 € 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:	Chateau
Bedrooms:	11
Bathrooms	10
Price	€1,495,000

### Key Information

Internal Area:	520 sqm
Land Area:	2.8 ha

### Location: Occitanie



## Gallery















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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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