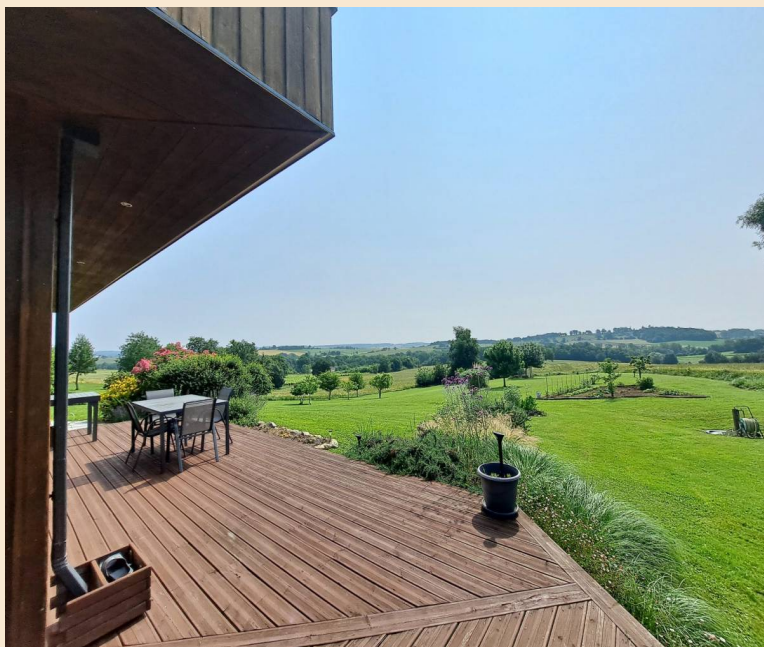


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## Contemporary Villa with Panoramic Countryside Views Near Condom

Condom , Gers , Occitanie



**€356,500**

inc. of agency fees

3 Beds   2 Baths   172 sqm   0.51 ha

Nestled on the edge of a charming village just a few kilometers from Condom, this elegant contemporary villa,...

### At a Glance

Reference MFH-BG33338

Bed 3

Land 0.51 ha

Near to Condom

Bath 2

Pool No

Price €356,500

Hab.Space 172 sqm

Land Tax N/A

### Property Description

Nestled on the edge of a charming village just a few kilometers from Condom, this elegant contemporary villa, built in 2013, enjoys breathtaking views over the surrounding countryside.

Set within beautifully landscaped grounds of over 5,000 m<sup>2</sup>, filled with trees and flowering plants, the home offers a peaceful and refined lifestyle. The spacious living area is bathed in natural light, thanks to two large sliding glass doors that open onto the terrace and garden. The modern kitchen, fully renovated just two years ago, includes a generous adjoining pantry for additional storage.

The bright and welcoming living room features a wood-burning stove, creating a warm and inviting atmosphere. On the main level, the master suite comprises a comfortable bedroom with an en-suite shower room and WC.

A short flight of stairs leads to the upper sleeping quarters, where two attractive bedrooms open onto a balcony with independent exterior access. This level also includes a shower room, separate WC, and a laundry room.

Near the entrance, a spacious office with built-in storage can easily serve as a fourth bedroom. A technical room houses the solar-powered thermodynamic water heater, Canadian well, and double-flow ventilation system.

Adjoining the house is a garage with an integrated workshop and mezzanine.

The property is equipped with high-quality, energy-efficient features, including compliant drainage system, excellent insulation, electric adjustable louver shutters, a buried rainwater tank for garden irrigation, and a Canadian well for natural and energy-efficient ventilation .

Please don't hesitate to contact us for more information or to schedule a viewing.

Fees to be paid by the seller. Energy class A, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 410.00 and 600.00 €. 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:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€356,500

## Key Information

Year Built:	2013
Internal Area:	172 sqm
Land Area:	0.51 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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or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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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