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Elegance, Space and Comfort in a Renovated Former Winery

Condom , Gers , Occitanie



€1,195,000

inc. of agency fees

6 Beds 5 Baths 445 sqm 1 ha

Nestled between the charming towns of Condom, Lectoure, and Agen, this magnificent stone property – a former wine...

At a Glance

Reference MFH-BG33340

Bed 6

Land 1 ha

Near to Condom

Bath 5

Pool No

Price €1,195,000

Hab.Space 445 sqm

Land Tax N/A

Property Description

Nestled between the charming towns of Condom, Lectoure, and Agen, this magnificent stone property – a former wine storehouse – was entirely renovated in 2021 by a renowned local company. It offers 445 m² of living space at the heart of a beautifully landscaped 1-hectare garden.

Behind wrought iron gates, a white driveway leads you to the main house. As you step through the central hallway, your eyes are drawn to the garden and pool, with an elegant fountain in the background.

The spacious, fully fitted kitchen opens into a bright and airy living room with impressive volumes, cathedral ceilings, and a fireplace enhanced by a wood-burning stove. Five sets of French doors flood the room with natural light and provide access to two terraces: a large covered terrace to the east, and a second shaded by a majestic wisteria to the south.

Also on the ground floor: a library, a spacious bedroom with en-suite shower room, a study (or additional bedroom), a utility room, and direct access to the tiled garage. A wine cellar on the lower ground floor awaits your finest bottles.

An elegant stone staircase leads to the upper floor, where the master suite opens onto a charming balcony with sweeping views over the surrounding countryside. It features a generous bathroom with walk-in shower, bathtub, double sink, and a spacious dressing room. Three further bedrooms, each with their own shower or bathroom, as well as a linen room, complete this level.

The renovation is of exceptional quality, highlighting noble materials and ensuring total comfort: underfloor heating on both levels via heat pump, excellent insulation, double glazing, and an unusually strong energy performance rating for a stone property of this size (DPE B/A).

Outside, the heated swimming pool – also powered by a heat pump – is surrounded by a travertine terrace that invites relaxation. Generous shaded terraces offer ideal outdoor living, even on the hottest summer days.

The property is set in peaceful surroundings, with no overlooking neighbors and bordered by open fields inhabited by preserved wildlife – deer, rabbits, birds...

A magical, timeless place you won't want to leave.

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€1,195,000

Key Information

Internal Area:	445 sqm
Land Area:	1 ha

Location: Occitanie



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S. and L. BROWN



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