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Charming Renovated Country Home at 6 minutes from Condom

Condom , Gers , Occitanie



€419,000

inc. of agency fees

3 Beds 3 Baths 181 sqm 0.81 ha

Located in a peaceful and green setting just 6 minutes from Condom, this beautiful country house of approximately...

At a Glance

Reference MFH-BG33343

Bed 3

Land 0.81 ha

Near to Condom

Bath 3

Pool No

Price €419,000

Hab.Space 181 sqm

Land Tax N/A

Property Description

Located in a peaceful and green setting just 6 minutes from Condom, this beautiful country house of approximately 181 m² of living space will charm you with its spaciousness, comfort, and authentic character.

From the entrance, a large hallway leads harmoniously to the living areas: to the right, a fully fitted and equipped kitchen featuring a wood-burning stove installed in the original fireplace – perfect for creating a warm and cosy atmosphere. To the left, an elegant dining room welcomes you for meals with family or friends.

The large living room is the true heart of the home, offering a TV area, a bar, and an open-plan kitchen space, creating a convivial and inviting atmosphere. A staircase leads up to a mezzanine currently used as an office, overlooking the living room. On the ground floor, you'll also find a master suite with its own private shower room, a laundry/ironing room, and an additional space to be finished according to your needs – ideal for an extra bedroom, office, or library.

Upstairs, accessed via a beautiful staircase, two spacious bedrooms each enjoy their own private shower room and separate toilet, ensuring comfort and privacy. The exterior features complete the property perfectly: A large outbuilding with two garages and an open area that also includes wood storage. Two cellars are situated beneath the house, including a boiler room and a multipurpose room (gym, workshop, etc.) All this is set on over 8,000 m² of land, offering lovely open views across the Gers countryside. Comfort and Features: heat pump heating with fuel backup for colder weather, wood-burning stove in the kitchen, PVC double glazing and shutters, compliant septic system, and fibre internet. The property is perfectly maintained – no renovation work needed. Feel free to contact us for more information or to schedule a viewing.

Fees to be paid by the seller. Energy class C, Climate class C Estimated amount of annual energy expenditure for standard use: between 2190.00 € and 3020.00 € 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.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€419,000

Key Information

Internal Area:	181 sqm
Land Area:	0.81 ha

Location: Occitanie



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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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