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## Elegant Characterful Château with 17th-Century Chapel, Expansive Grounds,...

Condom , Gers , Occitanie



€1,385,000

inc. of agency fees

3 Beds 2 Baths 280 sqm 19.5 ha

At the end of a long driveway stands this beautiful château steeped in history, nestled in the heart of the Gascon...

### At a Glance

Reference MFH-BG03282

Near to Condom

Price €1,385,000

Bed 3

Bath 2

Hab.Space 280 sqm

Land 19.5 ha

Pool No

Land Tax N/A

### Property Description

At the end of a long driveway stands this beautiful château steeped in history, nestled in the heart of the Gascon countryside, in a preserved and natural setting. Set on nearly 19.5 hectares of land, this remarkable estate captivates with its timeless elegance, peaceful surroundings, and rare architectural heritage. A chapel dating back to 1607, whose keystone still bears its original inscription, reminds us of the ancient parish that once existed on this site. The property remained in the hands of prominent families for centuries, including that of Antoine de Coux, Bishop of Condom, and the d'Anglade d'Autièges family, until it was sold in 1788. The château was then preserved by their descendants for over a century before being passed on to other local families.

Today, the château offers a renovated ground floor of approximately 280 m<sup>2</sup>, featuring a spacious entrance hall, a grand and light-filled dining/reception room with monumental fireplace, a warm and inviting living room with fireplace, a functional kitchen, a library with fireplace, three bedrooms, a bathroom, and a shower room. All ground-floor rooms benefit from beautiful high ceilings.

Many original elements have been preserved, including mullioned windows, period parquet flooring, original staircases, stone fireplaces, and noble materials throughout. The property is both elegant and comfortable, with central heating.

The first floor, approximately 295 m<sup>2</sup>, is accessed by a beautiful stone staircase and offers a large landing. A wide L-shaped corridor leads to five generous rooms to be renovated, perfect for creating additional bedrooms and bathrooms. The attic is convertible and features an impressive traditional timber framework.

The château is built over full cellars, some of them vaulted, and accessible via a wide stone staircase.

Outside, the landscaped park with a working well creates an exceptional natural setting,

highlighted by a magnificent three-century-old cedar tree. A former rabbit warren adds a romantic touch to the scenery.

On the east side, a charming courtyard with a central well and fan-shaped stone staircase adds unique character to this beautiful property, which also enjoys open views over the surrounding countryside.

Two garages, a former orangery awaiting renovation, and the chapel complete this elegant ensemble.

A 10 x 5 m saltwater swimming pool, bordered with travertine stone, invites you to relax in complete tranquillity.

A rare opportunity to own and preserve a true piece of history, where authenticity, charm, and grandeur come together in a peaceful and privileged setting. Listed in the Inventaire Supplémentaire des Monuments Historiques, the property is exempt from DPE in accordance with article R123-15 of the French Construction and Housing Code.

Fees to be paid by the seller. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

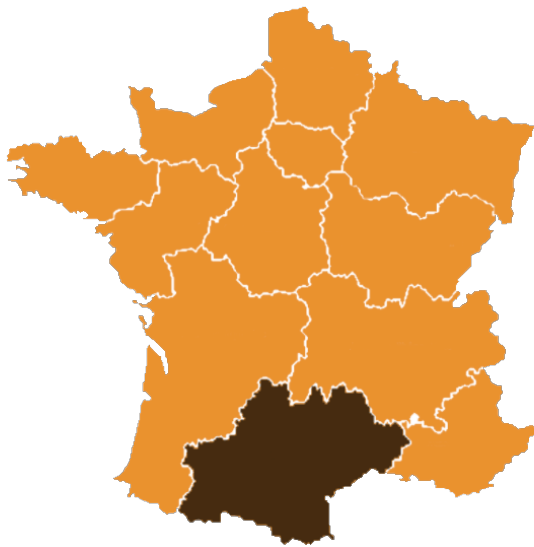
### Summary

Property type:	Chateau
Bedrooms:	3
Bathrooms	2
Price	€1,385,000

### Key Information

Internal Area:	280 sqm
Land Area:	19.5 ha

### Location: Occitanie





## Gallery















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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