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Beautiful Country Property with 12 hectares

Condom , Gers , Occitanie



€617,100

inc. of agency fees

4 Beds 2 Baths 345 sqm 12 ha

A beautiful stone Country Property with great dominant views, situated in the middle of its 12 hectares land at...

At a Glance

Reference MFH-BG33167

Bed 4

Land 12 ha

Near to Condom

Bath 2

Pool No

Price €617,100

Hab.Space 345 sqm

Land Tax N/A

Property Description

A beautiful stone Country Property with great dominant views, situated in the middle of its 12 hectares land at only a 10 minutes' drive from the thriving market town of Condom. The Property has been well renovated by the current owners, which have kept the original features which give a lot of charm. The main house of about 345 m² has underfloor geothermal heating and beautiful travertine floors throughout.

It is composed of a 76 m² living room, a lovely fitted kitchen of 50 m², a covered terrace with bbq, a

workshop, a pantry and a laundry room. On the first floor there are 4 luminous, double bedrooms, 2 bathrooms and a dressing room.

Adjacent to the living area there are various spaces that could be converted into extra living space: a 33 m² attic, a former stable/boiler room of 81 m² with a 110 m² first floor.

On the grounds there are various outbuildings: barns, stables with 4 horse boxes of 36 m², a wine cellar, a carport, etc. All this on a beautiful plot of land of 12 hectares in total, with a swimming pool and horse paddocks. Ideal property to create a large family home or a tourist activity, with the possibility to keep your animals on your own grounds. Not to be missed

Fees to be paid by the seller. Energy class C, Climate class A. Estimated average amount of annual energy expenditure for standard use, based on the energy prices of the year 2020: 1.00 €. Date of completion of the DPE: 28-06-2021.

Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	2
Price	€617,100

Key Information

Internal Area:	345 sqm
Land Area:	12 ha

Location: Occitanie



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