Click to view MFH-BG03270

## **Exceptional 13th Century Château**

Condom, Gers, Occitanie



**€673,500** 

inc. of agency fees

4 Beds 4 Baths 340 sqm 5 ha

Exceptional Chateau dating back to the end of the 13th Century set in 5 hectares of land. It has magnificent views...

#### At a Glance

**Reference** MFH-BG03270 **Near to** Condom **Price** €673,500

Bed 4 Bath 4 Hab.Space 340 sqm

Land 5 ha Pool No Land Tax N/A

#### **Property Description**

Exceptional Chateau dating back to the end of the 13th Century set in 5 hectares of land. It has magnificent views of its parkland garden and of the beautiful Gascon countryside around it.

The ancient seignury is composed of a lovely, late 18th Century, chartreuse of 340 m<sup>2</sup> which is composed of an entrance hall, a fitted kitchen with its scullery, a dining room, a living room and a library. 3 beautiful en suite bedrooms with dressing room and bathroom. On the ground floor of the Chartreuse there is a pleasant

inner courtyard. Still within the chartreuse, an appartment which can be independent, composed of a living room, a bedroom and a bathroom with dressing room. Some renovation work needs to be carried out to finish the Chartreuse.

A beautiful 13 th Century Medieval watchtower of 230 m² on three levels, with a modern lift and a raised protected walkway. The inside of the tower needs to be restored (structural work done).

On the park land that surround the property there are several outbuildings including an ancient chai, a barn, a porch, a chapel with its sacristy, a garage, a workshop, an old caretaker's cottage and a henhouse/pigsty. All of these can be restored if you wish to convert them. The park is planted with magnificent century-old trees and fruit trees. A must see for people who live history and dream of a chateau life.

Possibility of acquiring additional cultivated farmland (17ha).

Fees to be paid by the seller. Energy class D, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 5010.00 and 6840.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

## Summary

Property type: Chateau

Bedrooms: 4
Bathrooms 4

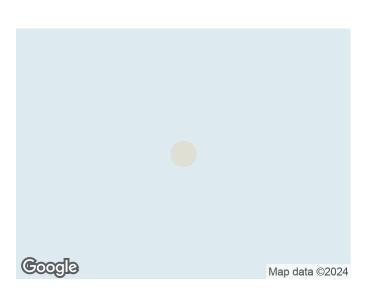
Price €673,500

## **Key Information**

Internal Area: 340 sqm Land Area: 5 ha

### **Location: Occitanie**





# Gallery

























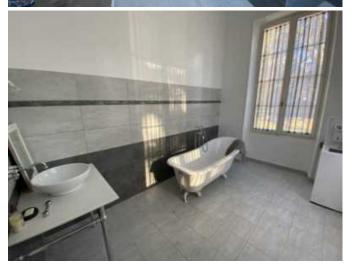


















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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