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Beautiful Town House

Condom , Gers , Occitanie



€223,500

inc. of agency fees

6 Beds 1 Baths 255 sqm 0.02 ha

Situated in the heart of the historic market town of Condom, a charming stone Town House with all amenities (shops,...

At a Glance

Reference	MFH-BG32585	Near to	Condom	Price	€223,500
Bed	6	Bath	1	Hab.Space	255 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Situated in the heart of the historic market town of Condom, a charming stone Town House with all amenities (shops, schools, restaurants, etc.) at immediate walking distance.

This bourgeois property of 255 m² has been in the same French family for more than 100 years and it has kept many of its original features, such as: fireplaces, high ceilings, parquet floors, glass doors, wooden staircase, etc. On entering the property there is a good-sized entrance hall which opens onto a drawing room,

a dining room, a large family kitchen which opens onto a patio garden of 26 m², a laundry room, a utility room and a cellar. A period wooden staircase leads to the first floor which is composed of 3 double bedrooms with very well-preserved ancient wallpapers, original balconies for 2 of the bedrooms, as well as a more modern shower room, an antechamber and a terrace. On the second floor there are 3 double bedrooms, a terrace and an antechamber which could be converted into a bathroom. On the third floor there is an insulated attic space which could be converted into extra living space. This truly is a beautiful Property, an ideal family home but it could also be converted into a successful Bed and Breakfast.

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2335.00 and 3159.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€223,500

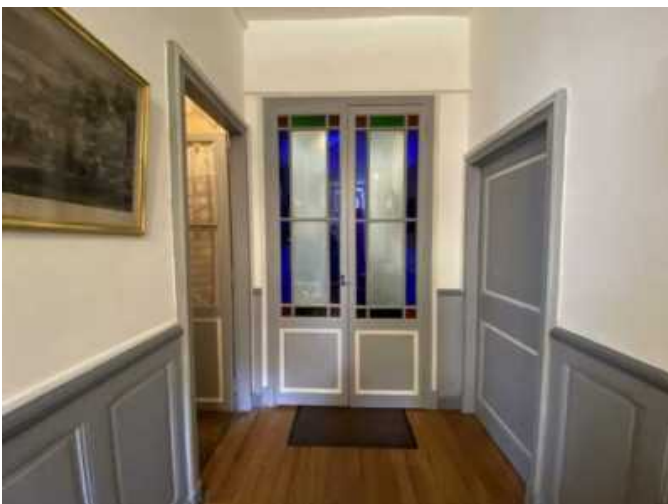
Key Information

Internal Area:	255 sqm
Land Area:	0.02 ha

Location: Occitanie



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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