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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

<b>Reference</b>	MFH-BG32585	<b>Near to</b>	Condom	<b>Price</b>	€223,500
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	255 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> 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 m<sup>2</sup>, 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](http://georisques.gouv.fr).

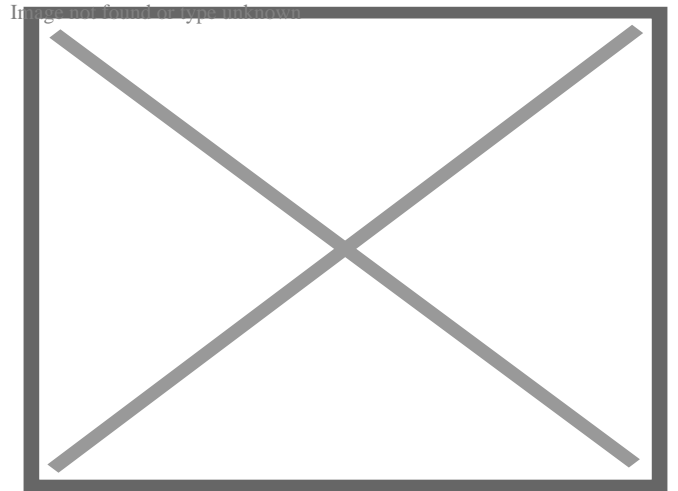
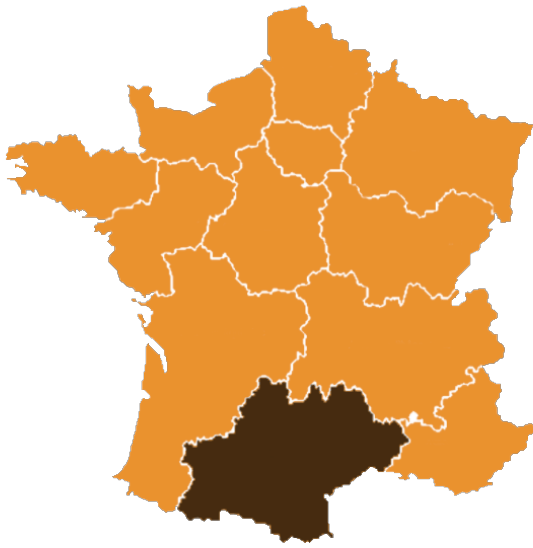
## Summary

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

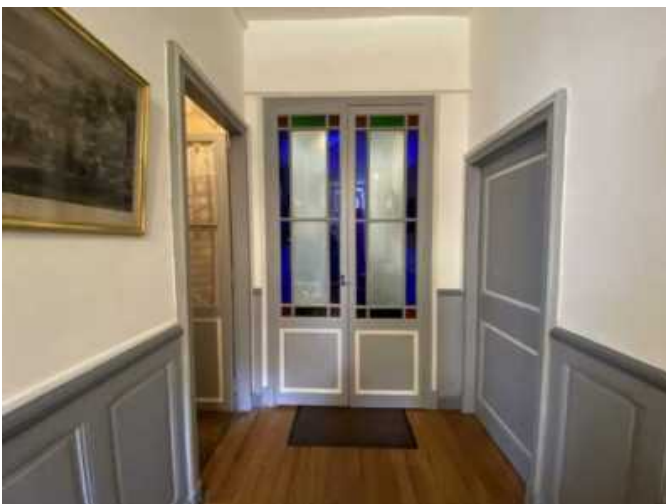
## Key Information

Internal Area:	255 sqm
Land Area:	0.02 ha

## Location: Occitanie



## Gallery









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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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

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