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Charming Stone Country Property on 4 hectares of land

Condom , Gers , Occitanie



€399,000

inc. of agency fees

3 Beds 2 Baths 150 sqm 4 ha

On the edge of the Gers and the Lot et Garonne, in a small hamlet, charming stone Country Property with 4 hectares...

At a Glance

Reference	MFH-BG33200	Near to	Condom	Price	€399,000
Bed	3	Bath	2	Hab.Space	150 sqm
Land	4 ha	Pool	No	Land Tax	N/A

Property Description

On the edge of the Gers and the Lot et Garonne, in a small hamlet, charming stone Country Property with 4 hectares of wooded grounds including a lovely park, woods and meadows.

The main house of about 150 m² has been tastefully renovated and comprises a large kitchen, a dining room

with wood burning stove, opening onto the living room with its fireplace, a downstairs bedroom and a shower room with a walk-in shower. On the first floor, the mezzanine, which is currently been used as an office space, leads to two large double bedrooms, one of which has an en-suite bathroom, and a separate toilet.

On the grounds there is a large ancient chai of 85 m² which could be converted into extra living space, a double garage, a workshop and a shed for the garden material. A pleasant covered terrace gives access to the beautiful parkland garden of about 2.5 hectares with a lovely orchard, a well, some woodland and another 1.5 hectares which are situated a little further from the property, bordering a stream. A beautiful property that should not be missed

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2680.00 and 3680.00 €.
Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€399,000

Key Information

Internal Area:	150 sqm
Land Area:	4 ha

Location: Occitanie



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