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## Charming Stone Country Property on 4 hectares of land

Condom , Gers , Occitanie



**€345,000**

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 €345,000

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 m<sup>2</sup> 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 m<sup>2</sup> 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](http://georisques.gouv.fr).

### Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€345,000

### Key Information

Internal Area:	150 sqm
Land Area:	4 ha

### Location: Occitanie



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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.

**S. and L. BROWN**



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