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Charming Village Property with pool

Condom , **Gers** , **Occitanie**



€319,000

inc. of agency fees

4 Beds 3 Baths 290 sqm 0.06 ha

Situated in a beautiful, small village at only 10 minutes from Condom, charming stone Property of 290 m² with...

At a Glance

Reference	MFH-BG32623	Near to	Condom	Price	€319,000
Bed	4	Bath	3	Hab.Space	290 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

Situated in a beautiful, small village at only 10 minutes from Condom, charming stone Property of 290 m² with large terraces, great views and a swimming pool.

On the ground floor, you will find an entrance hall which leads to a large living room of 58 m² with a wood burning stove, a dining room and a fitted kitchen with a pantry, all three open onto the main terrace and pool area. A cosy sitting room with a wood burning stove which is installed in an original stone fireplace, an

office which opens onto an enclosed courtyard and a laundry room. On the first floor there is a spacious master bedroom with its en-suite bathroom and dressing room plus an adjoining room of 20 m² which would be an ideal office or children's bedroom. Three double bedrooms and two shower rooms complete the first floor. On the outside, a pretty 40 m² terrace and a pleasant swimming pool which is surrounded by a large terrace and its pool house. This Property is a very charming village house, very comfortable and private, without being isolated. Do not hesitate to contact us for more information or for a viewing.

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 4560.00 and 6210.00 €.

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

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€319,000

Key Information

Year Built:	1634
Internal Area:	290 sqm
Land Area:	0.06 ha

Location: Occitanie



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Buying French Property Just Got Easier...

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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