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Somptuous Château on 9 hectares of land

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



€1,350,000

inc. of agency fees

5 Beds 5 Baths 665 sqm 9.2 ha

Located at the gates of Condom, a vibrant town in the Gers offering all amenities—supermarkets, schools, restaurants,...

At a Glance

Reference	MFH-BG03272	Near to	Condom	Price	€1,350,000
Bed	5	Bath	5	Hab.Space	665 sqm
Land	9.2 ha	Pool	No	Land Tax	N/A

Property Description

Located at the gates of Condom, a vibrant town in the Gers offering all amenities—supermarkets, schools, restaurants, cinema, theatre, and medical facilities—this

stunning renovated château offers 665 sqm of living space on 9 hectares of parkland and meadows.

At the end of a private tree-lined lane, the impressive façade feels instantly welcoming. Once a production site for Armagnac, the château has retained its magnificent vaulted cellars.

The entrance hall sets the tone with a perfect blend of modern and traditional: travertine floors and an aluminium-framed glass wall lead to the living areas, while exposed stone walls and the massive front door preserve the home's historic character.

On the ground floor, you'll find a spacious, inviting living room with a fireplace and wood-burning stove, opening onto the landscaped garden through French doors; a beautiful, functional eat-in kitchen leading out to a large terrace; an intimate dining room; a utility room; an office with an arched doorway; and a library.

With access via a terrace, two large interconnecting rooms—currently used as workshops, one with a kitchen and the other with a WC—could easily be converted into bedrooms or a self-contained apartment, as both have direct garden access.

Upstairs, reached by two stone staircases, there are five large bedrooms, each with its own bathroom or shower room, as well as dressing rooms and built-in storage.

A powerful wood pellet boiler has been installed but is yet to be used.

Outbuildings include the large vaulted cellars, a former wine storehouse (chai), and a tall annex suitable for converting into a two-storey guest house. The château is nestled within its 9 hectares, bordered by a river with a charming towpath perfect for walking, cycling or horseback riding.

Some work remains to be done: the floors in the living room, dining room, office and library

need attention, as do the main bedroom and bathroom, which require complete renovation. Most of the materials are already on-site. The roof of the main building also needs to be addressed.

This is a truly exceptional property, rich in history. Feel free to contact us for more information, photos, or to arrange 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 6860.00 and 9360.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Chateau
Bedrooms:	5
Bathrooms	5
Price	€1,350,000

Key Information

Year Built:	1636
Internal Area:	665 sqm
Land Area:	9.2 ha

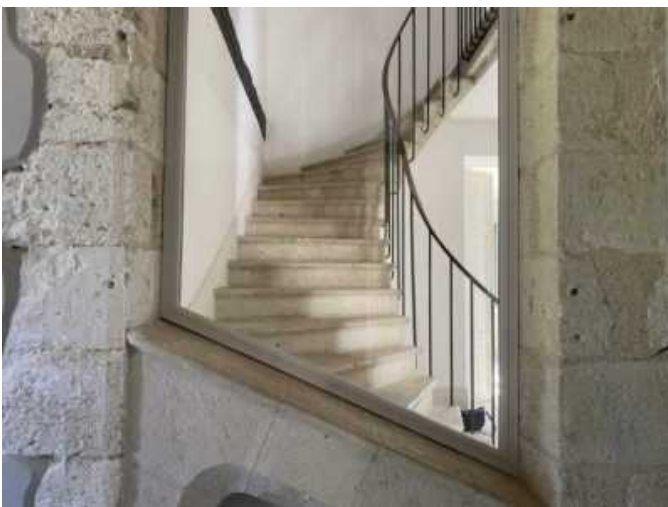
Location: Occitanie



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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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S. and L. BROWN



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