

[Click to view MFH-BG03272](#)

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.

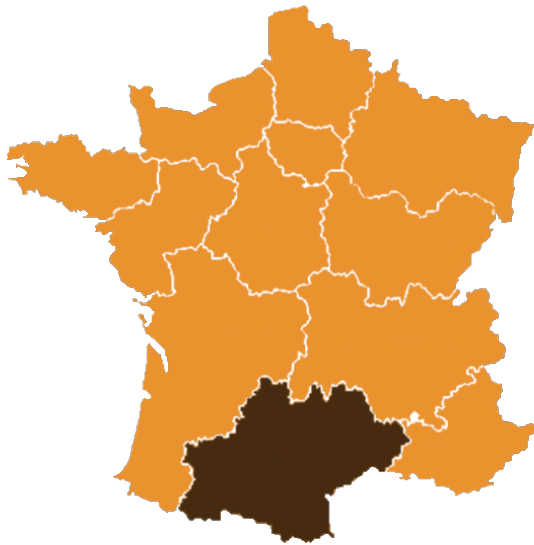
Summary

| | |
|----------------|------------|
| 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 |

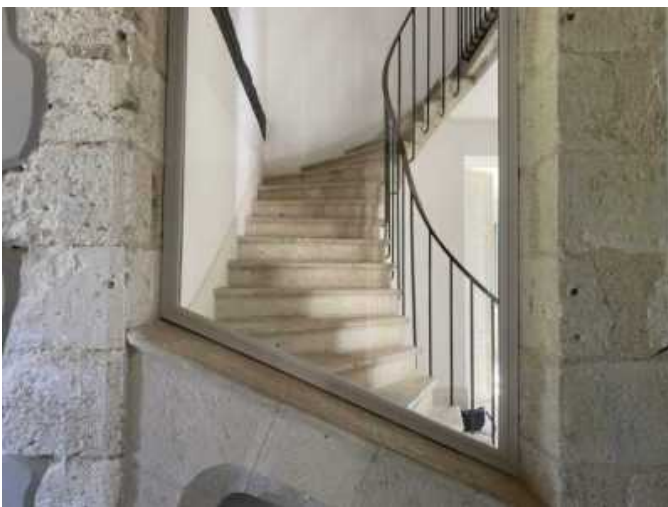
Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

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.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved