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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

EXCLUSIVE to Belle Maison Gascony At the outskirts of Condom, a sumptuous renovated Château of 665 m², set...

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

EXCLUSIVE to Belle Maison Gascony

At the outskirts of Condom, a sumptuous renovated Château of 665 m², set in 9 hectares of meadows, woods and gardens. The impressive main facade is very welcoming and attractive, situated at the end of a private tree-lined drive. The Château is composed of a large entrance hall, a living room with original stone fireplace opening onto the garden, a magnificent kitchen with dining area opening onto a lovely terrace, a dining room,

a study, a library/tv room and 5 bedrooms with en-suite bathrooms. The annexes include an artist's studio with a kitchen, a large and bright adjoining room, a very large basement, an ancient wine chai and an ancient armagnac storage outbuilding, that can be converted into a large 2-storey guest accommodation. The Property is surrounded by its 9 hectares, borders a river and enjoys a lovely view over the surrounding countryside. There is some work that remains to be done, finishing of some floors, as well as

the master bedroom and bathroom. Do not hesitate to contact us for more information or for a visit.

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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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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C. BAUER – Sunday Times

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