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## Beautiful Property with a Guest House and Heated Pool

Condom , Gers , Occitanie



**€690,000**

inc. of agency fees

6 Beds   5 Baths   362 sqm   1.5 ha

Set in the heart of the Gascon countryside, just a few minutes from a village with a school and local shops, this...

### At a Glance

**Reference** MFH-BG33236

**Bed** 6

**Land** 1.5 ha

**Near to** Condom

**Bath** 5

**Pool** No

**Price** €690,000

**Hab.Space** 362 sqm

**Land Tax** N/A

### Property Description

Set in the heart of the Gascon countryside, just a few minutes from a village with a school and local shops, this former stone building from 1764 will win you over with its authentic character and rare potential. Formerly a presbytery, it has been carefully renovated and retains all the charm of a traditional country home: exposed beams, a solid wood staircase, marble fireplaces, a stone sink, and a welcoming entrance hall with original terracotta tiles.

With approximately 250 m<sup>2</sup> of living space, the house is perfectly suited for a bed and breakfast activity, offering four spacious bedrooms, each with its own private bathroom. A fifth bedroom or a gîte could be created thanks to more than 100 m<sup>2</sup> of additional space still to be converted, particularly in the dovecote or the old workshop.

The kitchen is both functional and elegant, fitted with Sagne cabinetry and high-end appliances: a Lesure gas range cooker, large American-style fridge, microwave, two ovens, and Siemens dishwasher. The bright dining room opens directly onto the garden through French doors. The warm and luminous living room features a wood-burning stove, perfect for winter evenings.

Outside, the house is surrounded by a two-hectare landscaped garden with century-old cedars, mature oaks, fruit trees, a vegetable plot, a natural pond fed by a small stream, and a traditional stone well. A second two-hectare field, ideal for horses or agricultural projects, completes this idyllic rural setting.

The chlorine pool, installed in 2019, measures 11 x 4 metres and enjoys full southern exposure with lovely views over the rolling hills.

Outbuildings include a spacious 52 m<sup>2</sup> garage with an electric vehicle charging point, a former stone aviary converted into a summer kitchen with shelter, a stone-built former Armagnac cellar, and a small barn in need of restoration.

The property is in overall good condition: the roof and insulation were redone in 2014 (including all tiles and half the framework), PVC double-glazed windows throughout, reversible air conditioning in the dining room and kitchen, and a wood stove in the living room. The individual wastewater system requires updating to current standards.

This property offers space, character, privacy and potential—whether for tourism or as a family home—in one of the most sought-after areas of the Gers. Please don't hesitate to contact us for further information or to arrange a viewing.

Fees to be paid by the seller. Energy class D, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2590.00 and 3570.00 €. 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:	6
Bathrooms	5
Price	€690,000

## Key Information

Year Built:	1860
Internal Area:	362 sqm
Land Area:	1.5 ha

## Location: Occitanie



## Gallery















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**S. and L. BROWN**



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