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## Charming Cottage with 1.5 hectares and Views All Around

Condom , Gers , Occitanie



# €394,000

inc. of agency fees

3 Beds    1 Baths    137 sqm    1 ha

At only 4 km from Condom, with no nearby neighbours, pretty 137 m<sup>2</sup> stone property with 1 hectare of gardens and...

### At a Glance

<b>Reference</b>	MFH-BG33233	<b>Near to</b>	Condom	<b>Price</b>	€394,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	137 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

At only 4 km from Condom, with no nearby neighbours, pretty 137 m<sup>2</sup> stone property with 1 hectare of gardens and lovely views over the surrounding countryside. The cottage comprises a living room with fireplace, a kitchen/diner with wood-burning stove, 3 bedrooms, a bathroom and a dressing room. A delightful terrace allows you to enjoy the sunsets and dine in the shade at midday. The property also benefits

from a laundry room, pantries, a large 72 m<sup>2</sup> garage, 2 barns and a boiler room. Part of the roof is new and the other part has been remodelled, with insulation from 2017, double glazing, an oil-fired boiler from 2018 and a well with pump.

A must-see

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2060.00 and 2860.00 €.

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:	3
Bathrooms	1
Price	€394,000

## Key Information

Internal Area:	137 sqm
Land Area:	1 ha

## Location: Occitanie



## Gallery













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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.

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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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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.

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