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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

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