

## Beautiful single-storey Villa with garden

Gondrin , Gers , Occitanie



**€220,000**

inc. of agency fees

4 Beds   2 Baths   128 sqm   0.15 ha

Located in the countryside between Gondrin and Montréal, a beautiful single-storey Villa of 128 m² and its garden...

### At a Glance

<b>Reference</b>	MFH-BG33239	<b>Near to</b>	Gondrin	<b>Price</b>	€220,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	128 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the countryside between Gondrin and Montréal, a beautiful single-storey Villa of 128 m² and its garden of 1500 m². In a peaceful hamlet surrounded by fields and vines, it is not isolated, as there are a few neighbours.

The house opens onto a large 59 m² living room with an open-plan kitchen fitted with a hob and extractor hood. You will appreciate the high, sloping ceilings and the traditional exposed roof timbers in all the rooms.

It has 4 bedrooms, 1 bathroom and a shower room, as well as 2 separate toilets and a large fitted utility room.

There are electric radiators in all the rooms, but the powerful wood-burning stove in the living room heats the entire house, and all the window frames are double-glazed and made of wood.

The living room and one of the bedrooms open onto the garden through large French windows, and there is a covered terrace on the south side and another on the north side.

There is a practical wooden garden shed for storing your tools and lawnmower.

This charming one-storey house is a must-see

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1580.00 and 2190.00 €.

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:	House
Bedrooms:	4
Bathrooms	2
Price	€220,000

Key Information

Year Built:	2009
Internal Area:	128 sqm
Land Area:	0.15 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 ©2004-2024 my-french-house.com All Rights Reserved