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## Outstanding Gascony with 30 ha, swimming pool and outbuildings

Condom , Gers , Occitanie



# €1,650,000

inc. of agency fees

4 Beds    4 Baths    432 sqm    30 ha

Set in 28 hectares of woodland and 2 hectares of parkland, this Sublime Gasconne has been renovated to a very...

### At a Glance

**Reference** MFH-BG33248

**Bed** 4

**Land** 30 ha

**Near to** Condom

**Bath** 4

**Pool** No

**Price** €1,650,000

**Hab.Space** 432 sqm

**Land Tax** N/A

### Property Description

Set in 28 hectares of woodland and 2 hectares of parkland, this Sublime Gascogne has been renovated to a very high standard by a number of renowned local craftsmen. The imposing wrought-iron gate opens onto a magnificent tree-lined driveway that leads up to the property and reveals a splendid park adorned with numerous species of trees. The white stone facades reflect the sun, the swimming pool beckons temptation, and the surrounding forest offers coolness and protection. It was planted with cedars, oaks and pines several decades ago, and invites you to take long walks along the winding paths.

The house opens onto a beautiful entrance hall which leads to the living room on the left and the dining room on the right. Both have stone fireplaces, travertine floors and discreet ceiling mouldings. The hallway ends in the huge cathedral-ceilinged kitchen, which has a cosy seating area and a large French window opening onto the sun terrace. There is also a snug room, a fully-equipped utility room, a guest toilet, a boiler room and 2 heated workshops on the ground floor.

The first floor features oak floors, 2 sumptuous bedrooms with en-suite bathrooms and fire surrounds replicating the ground floor's fireplaces, a large mezzanine above the kitchen used as a study and sewing room, a 3rd bedroom with its shower room, and finally a suite, also with outside access, housing a lounge, bedroom and shower room. The same beautiful staircase leads to the 3rd floor where there is an office and a large storage space and the attic.

All the materials used in the renovation are noble and top-of-the-range: brass for the hinges, handles and locks, oak for the woodwork, granite, wrought iron for the banisters and railings, and stone.

The two large barns adjoining the house, which have been re-roofed and re-timbered, have thick reinforced concrete floors for parking large machines, and the workshops have resin floors. There is a 3rd adjoining outbuilding which has preserved its old timbers and wine presses.

Two dovecotes lining the vegetable garden have been rebuilt and used to store gardening tools.

There is also an outbuilding for storing firewood, a pleasant poolhouse, a tractor barn with a workshop (with potential for development), a car wash area, 2 wells and a pond, and a walnut tree plantation. The central heating is oil-fired with beautiful cast-iron radiators and a new boiler, and the house has 4 wood-burning stoves with free wood. The insulation, double-glazed windows and oak shutters were replaced 7 years ago, as were the plumbing, electrics and bathroom fittings. Only the stone walls, the roof and the magnificent stone floor in the entrance hall have been preserved.

This property is a real gem in a relaxing green setting.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4600.00 and 6280.00 €. 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:	Farmhouse
Bedrooms:	4
Bathrooms	4
Price	€1,650,000

### Key Information

Internal Area:	432 sqm
Land Area:	30 ha

### Location: Occitanie



## Gallery















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**S. and L. BROWN**



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