

[Click to view MFH-BG33248](#)

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	Near to	Condom	Price	€1,650,000
Bed	4	Bath	4	Hab.Space	432 sqm
Land	30 ha	Pool	No	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.

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









As Featured in



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 cooling 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



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 ©2004-2025 my-french-house.com All Rights Reserved