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A lovely country Property close to Condom with 2 ha and Pool

Condom , Gers , Occitanie



€440,000

inc. of agency fees

4 Beds 2 Baths 280 sqm 2 ha

Just a few minutes away from
the vibrant market town of
Condom, this beautiful Property
is waiting for you A tree-lined...

At a Glance

Reference MFH-BG33254

Bed 4

Land 2 ha

Near to Condom

Bath 2

Pool No

Price €440,000

Hab.Space 280 sqm

Land Tax N/A

Property Description

Just a few minutes away from the vibrant market town of Condom, this beautiful Property is waiting for you A tree-lined drive will lead you to the gates of this lovely Property with its pretty garden of more than 2 hectares (5 acres).

With a living surface of 280 sq.m and it very spacious and bright rooms it is composed of: an entrance hall, a lovely fitted kitchen opening onto a large covered terrace, a utility room, a laundry room, a beautiful open plan living / dining room of 50 sq.m with a stone fireplace, a television room and a second sitting / music room of 30 sq.m. The original wooden staircase leads to the first floor which is composed of a master bedroom with an en-suite bathroom and dressing room of 40 sq.m, a family shower room and 3 further double bedrooms all overlooking the garden. An adjoining chai of 50 sq.m which could be renovated to increase the current living-space (on two levels). On the exterior there is a lovely heated swimming pool of 15 x 6 m with a terrace all around, a large open barn of 170 sq.m and a completely fenced garden of 2 hectares with a nice variety of trees and shrubs. A very peaceful and private location, overlooking the neighboring vineyards. A must see

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 4820.00 and 6580.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€440,000

Key Information

Internal Area:	280 sqm
Land Area:	2 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).

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S. and L. BROWN



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