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## Magnificent Country Property on an Idyllic Location

Condom , Gers , Occitanie



# €675,000

inc. of agency fees

5 Beds   3 Baths   291 sqm   3.19 ha

This beautiful stone country property of 291 m<sup>2</sup> with swimming pool and outbuildings, in over 3 hectares of grounds,...

### At a Glance

<b>Reference</b>	MFH-BG33265	<b>Near to</b>	Condom	<b>Price</b>	€675,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	291 sqm
<b>Land</b>	3.19 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This beautiful stone country property of 291 m<sup>2</sup> with swimming pool and outbuildings, in over 3 hectares of grounds, is just a few kilometres from the vibrant market town of Condom. It is situated at the end of a country lane with no nearby neighbours, in a very peaceful and idyllic setting with superb views all around over the surrounding countryside.

The ground floor comprises a beautiful entrance hall leading to the 70m<sup>2</sup> living room with French windows opening onto the garden and featuring a wood-burning stove, a gorgeous fully fitted and equipped kitchen with an Aga with 4 gas and 2 electric ovens, a study or small sitting room, a utility room and a bedroom with en-suite shower room. A beautiful wooden staircase leads to the first floor where you will find 3 bedrooms, a family bathroom and the 32 m<sup>2</sup> master bedroom suite with en suite bathroom and superb views over the countryside.

The lovely heated swimming pool benefits from a large pool house, the 3-hectare garden is fully fenced, and 2 outbuildings of 65 and 108 m<sup>2</sup> complete the property.

It is possible to create a guest house, an artist's studio, to keep horses or any other animals... this property is extremely well located and will turn your dreams into reality

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 3220.00 and 4410.00 €.

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:	5
Bathrooms	3
Price	€675,000

## Key Information

Internal Area:	291 sqm
Land Area:	3.19 ha

## Location: Occitanie



## Gallery









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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.

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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.

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