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Charming Village House with Guest House and Garden

Condom , Gers , Occitanie



€299,900

inc. of agency fees

4 Beds 2 Baths 221 sqm 0.33 ha

In the heart of a quaint village near Condom, this Gascon house boasts a delightful garden with a splendid, unobstructed...

At a Glance

Reference MFH-BG32642

Bed 4

Land 0.33 ha

Near to Condom

Bath 2

Pool No

Price €299,900

Hab.Space 221 sqm

Land Tax N/A

Property Description

In the heart of a quaint village near Condom, this Gascon house boasts a delightful garden with a splendid, unobstructed terrace, as well as a single-story guesthouse. Access can be gained either from the street side, leading into the main house, or from the garden side where one can park in the garage or on the parking area.

Upon entering the main house, a hallway leads to the living room on one side and the dining room with a beautiful fireplace and a modern kitchen on the other. All ground floor rooms open onto the spacious travertine terrace, offering scenic views of the countryside and the Pyrenees.

Upstairs, a landing with beautiful parquet flooring gives way to three bedrooms and a bathroom with a sizable walk-in shower.

The guesthouse is designed to accommodate individuals with reduced mobility. It comprises an entrance, a lovely living room opening onto the garden through a wide bay window, a fully equipped kitchen, a spacious bedroom, and a bathroom.

Three splendid lime trees adorn the garden, providing refreshing shade during the summer. A large orchard area features cherry trees, fig trees, apricot trees, and more.

This property offers a harmonious balance of practicality, functionality, and charm. Feel free to contact us to arrange a visit.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2250.00 and 3120.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€299,900

Key Information

Internal Area:	221 sqm
Land Area:	0.33 ha

Location: Occitanie



Gallery









As Featured in

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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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C. BAUER – Sunday Times

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S. and L. BROWN



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