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## Beautiful Town House with Garden in Condom

Condom , Gers , Occitanie



**€349,650**

inc. of agency fees

5 Beds   4 Baths   180 sqm   0.03 ha

Ideally situated in the town centre of Condom with all amenities within walking distance, this charming 180 sqm...

### At a Glance

<b>Reference</b>	MFH-BG32644	<b>Near to</b>	Condom	<b>Price</b>	€349,650
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally situated in the town centre of Condom with all amenities within walking distance, this charming 180 sqm house boasts an array of features

Undergoing a complete renovation less than 5 years ago, it now comprises two separate apartments, a garden of approximately 130 sqm complete with a well, and a garage.

On the ground floor, a 29 sqm studio has been set up for rental purposes, although it could easily be incorporated into the main house as the openings have not been sealed. The main section comprises a 37 sqm living room with an open-plan kitchen, leading out onto the delightful terrace and garden. On the first floor, there are 2 suites, each consisting of a spacious bedroom, a dressing room, and an en-suite bathroom. The second and top floor, which benefits from a splendid glass roof to brighten up the staircase, features 1 bedroom and a storage room that could be converted into a bathroom.

At the rear of the garden, you'll find a garage (suitable for a small car only), a workshop, and above it, another one-room apartment with a balcony.

The renovation work is of a high standard and includes a new roof and framework, updated plumbing and electrical systems, double-glazed wooden windows, contemporary bathrooms, plastering and painting, and central heating provided by a heat pump.

This is an ideal home to move straight into and simply enjoy the sunny days in the garden

Fees to be paid by the seller. Energy class B, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 960.00 and 1360.00 €. 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:	House
Bedrooms:	5
Bathrooms	4
Price	€349,650

## Key Information

Internal Area:	180 sqm
Land Area:	0.03 ha

## Location: Occitanie



## Gallery









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**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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