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## Beautiful Stone Property in the Gascon Countryside

Condom , Gers , Occitanie



# €375,000

inc. of agency fees

3 Beds   2 Baths   157 sqm   1.69 ha

In the peaceful countryside, just a few kilometers from Condom, a charming garden stretching over 1.7 hectares...

### At a Glance

|                  |             |                |        |                  |          |
|------------------|-------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-BG33270 | <b>Near to</b> | Condom | <b>Price</b>     | €375,000 |
| <b>Bed</b>       | 3           | <b>Bath</b>    | 2      | <b>Hab.Space</b> | 157 sqm  |
| <b>Land</b>      | 1.69 ha     | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A      |

### Property Description

In the peaceful countryside, just a few kilometers from Condom, a charming garden stretching over 1.7 hectares welcomes an elegant stone house of 157 square meters, accompanied by an adjoining outbuilding of 161 square meters.

Inside, the authenticity of the renovation shines through the white stone walls and red terracotta floor tiles, offering a timeless atmosphere. The layout includes an entrance with closet and office, a living room enhanced by a fireplace with insert, a dining room, a fitted kitchen, a shower room, and a laundry room. Upstairs, parquet flooring adorns the floors where you'll find the master bedroom with its adjoining bathroom, two other bedrooms, and a spacious landing. Gas central heating and double glazed wooden windows ensure optimal comfort.

Adjacent to the house, a 55 square meter garage equipped with a shower, sink, and summer kitchen, while upstairs there is a surface area of 106 square meters. A carport can also be transformed into a charming covered terrace in the summer.

The beautifully landscaped garden is equipped with a well and a spring, as well as a shelter for wood and the tractor. The property offers lovely views of the surrounding countryside, adding to its undeniable charm.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 3320.00 € and 4550.00 € for the years 2021, 2022, and 2023 (including subscriptions). 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:      | 3                 |
| Bathrooms      | 2                 |
| Price          | €375,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 157 sqm |
| Land Area:     | 1.69 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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