

[Click to view MFH-BG33270](#)

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

Reference	MFH-BG33270	Near to	Condom	Price	€375,000
Bed	3	Bath	2	Hab.Space	157 sqm
Land	1.69 ha	Pool	No	Land Tax	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.

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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates