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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 average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3320.00 and 4550.00 €.

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:	3
Bathrooms	2
Price	€375,000

## Key Information

Internal Area:	157 sqm
Land Area:	1.69 ha

## Location: Occitanie



## Gallery









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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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**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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