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## Pleasant villa with swimming pool on the hillsides of Condom

Condom , Gers , Occitanie



# €367,000

inc. of agency fees

4 Beds   2 Baths   190 sqm   1.26 ha

Boasting lovely views thanks to its dominant position on the Condom hillsides, this beautiful 190 m<sup>2</sup> villa has...

### At a Glance

<b>Reference</b>	MFH-BG33280	<b>Near to</b>	Condom	<b>Price</b>	€367,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	1.26 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Boasting lovely views thanks to its dominant position on the Condom hillsides, this beautiful 190 m<sup>2</sup> villa has a 12,600 m<sup>2</sup> garden, a swimming pool, a jacuzzi and a full basement.

The entrance hall opens onto a sitting room with its wood-burning stove and large windows to take advantage

of the views, a large fitted kitchen with dining area, with 4 openings onto the garden, including 2 French windows. These rooms are bathed in light.

The hallway leads to 3 bedrooms, including the master bedroom with its en-suite shower room, a bathroom and a toilet.

Part of the attic has been converted into a 4th bedroom.

The basement contains a laundry room, boiler room, large 3-car garage and 2 storage rooms.

The garden is planted with numerous species of trees, including many fruit trees, a vegetable patch and a meadow and a well which can be used for watering. The swimming pool is fully fenced in for the safety of the little ones, and a jacuzzi awaits you for relaxation. The property has oil-fired heating, double glazing and good insulation.

The historic town of Condom can easily be reached on foot or by bike. Here you can find all the shops, restaurants, schools, doctors, etc. Feel free to contact us for more information or to arrange a viewing at your convenience.

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 2410.00 and 3340.00 €.

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:	4
Bathrooms	2
Price	€367,000

## Key Information

Year Built:	1981
Internal Area:	190 sqm
Land Area:	1.26 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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