

[Click to view MFH-BG33278](#)

Beautiful Architect-Designed Villa with Swimming Pool

Condom , Gers , Occitanie



€323,500

inc. of agency fees

4 Beds 1 Baths 240 sqm 0.71 ha

Situated on the edge of the dynamic town of Condom, with its shops and schools, in a dominant position, this architect-designed...

At a Glance

Reference	MFH-BG33278	Near to	Condom	Price	€323,500
Bed	4	Bath	1	Hab.Space	240 sqm
Land	0.71 ha	Pool	No	Land Tax	N/A

Property Description

Situated on the edge of the dynamic town of Condom, with its shops and schools, in a dominant position, this architect-designed villa with its swimming pool and terraces is sublime both inside and out.

Its 240 m² of living space is divided into a vast entrance hall with a wood-burning stove whose heat is

distributed throughout the first half of the house. A large & bright living room which opens on 3 sides onto beautiful terraces, its fireplace and television area provide a great deal of comfort. There is a cathedral ceiling with an exceptional roof frame which adds a great deal of charm to the property. Continuing on the ground floor there is a fitted kitchen which opens a south-facing terrace and a pantry. On the 'night side' there are 2 double bedrooms, a large bathroom, a linen room, a toilet and a 3rd bedroom which is currently being used as a study. On the first floor there is a mezzanine with a sitting area and a 4th double bedroom with its own toilet. Most of the rooms have large picture windows that open onto the various terraces and provide plenty of light.

The swimming pool has a large covered terrace and a summer kitchen with barbecue. A carport for 2 cars, a wood shed, a small outbuilding for gardening tools that also houses a wine cellar and a garage with laundry room complete the property. Feel free to contact us for more information or for a demand for a viewing.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2330.00 and 3200.00 €.
Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€323,500

Key Information

Year Built:	1985
Internal Area:	240 sqm
Land Area:	0.71 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