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## 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

<b>Reference</b>	MFH-BG33278	<b>Near to</b>	Condom	<b>Price</b>	€323,500
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	240 sqm
<b>Land</b>	0.71 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> 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](http://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













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