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## Exceptional Gascon Château with Beautiful Views

Condom , Gers , Occitanie



# €2,650,000

inc. of agency fees

6 Beds    6 Baths    780 sqm    5.3 ha

This exceptional Gascony Chateau is set in over 5.5 hectares of meadow and woodland. It is ideally located in...

### At a Glance

<b>Reference</b>	MFH-BG03276	<b>Near to</b>	Condom	<b>Price</b>	€2,650,000
<b>Bed</b>	6	<b>Bath</b>	6	<b>Hab.Space</b>	780 sqm
<b>Land</b>	5.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This exceptional Gascony Chateau is set in over 5.5 hectares of meadow and woodland. It is ideally located in the calm of the countryside yet only 4 km from a village with all amenities. Set in an elevated position with striking views, this beautiful property has been sympathetically restored by the current owner, who has retained many original features. High ceilings and well proportioned rooms make this a light and welcoming

property. Composition: The Château, of 550 square metres is composed of: Grand entrance hall with elegant stone staircase and access to a private courtyard, a spacious study, a vast living room with central stone fireplace, dining room, and a kitchen. There is also a ground floor bedroom with en-suite bathroom and WC, and a beautiful sitting room with direct access to the large sunny terrace. On the first floor: A large landing, 2 light and spacious bedrooms and a family suite (2 en-suite), a dressing room and a family bathroom. There is a large wine cellar which also houses the boiler and fuel tank for the central heating system. The Courtyard: Enchanting and private with a chapel and various outbuildings for renovation to include: The wine chai, a chapel, stables, a workmans cottage and a games room. This property benefits from lovely views over the surrounding countryside, mature landscaped gardens and swimming pool (12 x 5 metres). Tax Foncières: 2520 Euros per year. New insulation, windows, central heating system and septic tank.

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 5420.00 and 7380.00 €.

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:	Chateau
Bedrooms:	6
Bathrooms	6
Price	€2,650,000

## Key Information

Internal Area:	780 sqm
Land Area:	5.3 ha

## Location: Occitanie



## Gallery













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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.

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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.

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