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## Magnificent Gascon-style Country House with Swimming Pool

Condom , Gers , Occitanie



# €499,000

inc. of agency fees

5 Beds   3 Baths   289 sqm   0.68 ha

This magnificent Gascon-style country house, located about ten minutes from the vibrant market town of Condom,...

### At a Glance

<b>Reference</b>	MFH-BG33282	<b>Near to</b>	Condom	<b>Price</b>	€499,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	289 sqm
<b>Land</b>	0.68 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This magnificent Gascon-style country house, located about ten minutes from the vibrant market town of Condom, offers 289 m<sup>2</sup> of living space, a beautiful 6800 m<sup>2</sup> wooded garden with a pool and pool house as well as a 78 m<sup>2</sup> garage.

The entrance, with terracotta flooring, opens onto a cozy living room with a fireplace and wood stove, as well as a dining room also equipped with a fireplace and wood stove. A spacious and recently renovated kitchen has direct access to the garden from two sides.

Still on the ground floor, the master bedroom features a nursery or dressing room, as well as a bathroom. There is also a family bathroom and a laundry room. At the mezzanine level, two bedrooms and an office are accessible, while upstairs, a charming landing leads to two bedrooms, one with a dressing room and the other with a bathroom. In total the property has five bedrooms, a large office, and three bathrooms.

Outside, the fenced garden is dotted with beautiful trees and includes a secure area for animals. A magnificent pool, installed in 2021, is accompanied by a lovely pool house equipped with a kitchen, a bathroom, and a technical area. This property is an ideal family home and could also be used to run a small B&B activity. Feel free to contact us for more information or for a viewing, we would be delighted to show you around.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4590.00 and 6290.00 €. 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:	5
Bathrooms	3
Price	€499,000

## Key Information

Internal Area:	289 sqm
Land Area:	0.68 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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**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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