Click to view MFH-BG32648

Charming Village House with Courtyard and Terrace

Condom, Gers, Occitanie



€195,700

inc. of agency fees

3 Beds **2** Baths **132** sqm **0.02** ha

Located in the heart of Saint Puy, this charming stone village house has been renovated over the past 10 years...

At a Glance

Reference MFH-BG32648 **Near to** Condom **Price** €195,700

Bed 3 Bath 2 Hab.Space 132 sqm

Land 0.02 ha **Pool** No **Land Tax** N/A

Property Description

Located in the heart of Saint Puy, this charming stone village house has been renovated over the past 10 years and features a pleasant courtyard with no overlooking neighbors.

In a small quiet street, the house opens into a large living area composed of an open plan kitchen crafted by

its owner, a former cabinetmaker, a dining room that can accommodate many guests, and a cozy living corner.

Also on the ground floor, there is a bedroom with large closets and a shower room. At the rear a 40 m² courtyard, which is completely private and allows you to enjoy lovely warm summer evenings whilst dining with your friends. Here, you will find a small fish pond with a fountain. Upstairs, a spacious, light-filled sitting room that leads to a comfortable terrace that offers views of the countryside. There are also 2 double bedrooms and a shower room on this floor and a large mezzanine which serves as storage space. A garage opens onto the courtyard, extending its area.

This is a perfect house for a pied-à-terre, to rent as a gîte, or to live in peacefully. Come and discover it quickly

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 960.00 and 1390.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type: House Bedrooms: 3
Bathrooms 2

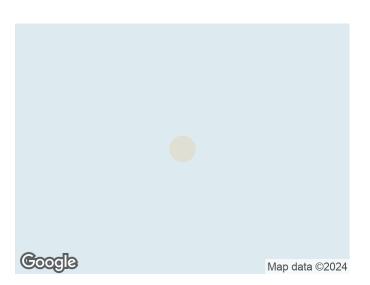
Price €195,700

Key Information

Internal Area: 132 sqm Land Area: 0.02 ha

Location: Occitanie





Gallery





































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S. and L. BROWN



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