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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



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