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## Pleasant Country House with Lake

Condom , Gers , Occitanie



# €357,500

inc. of agency fees

4 Beds    2 Baths    230 sqm    1.56 ha

Located at only 10 minutes from the vibrant market town of Condom, in the heart of the countryside, this charming...

### At a Glance

<b>Reference</b>	MFH-BG33291	<b>Near to</b>	Condom	<b>Price</b>	€357,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	230 sqm
<b>Land</b>	1.56 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located at only 10 minutes from the vibrant market town of Condom, in the heart of the countryside, this charming property boasts 1.5 hectares of greenery and a lake.

Its 230 square meters of living space are divided into a large 60 square meter living room with an insert fireplace, a fully equipped kitchen, a laundry room, a shower room, and an office on the ground floor. Upstairs, there are 4 large bedrooms with closets, two of which have washbasins, and one with its own

terrace, a bathroom, a toilet, and an attic converted into an artist studio that could be converted into a 5th bedroom. Modern comforts include a new roof and insulation, double glazing, heating by heat pumps and fiber optic internet connection.

The lake, fed by a spring, supplies water to garden taps and a lovely fountain at the entrance with its fish and water lily pond. The house has several terraces, a pleasant garden overlooking the lake, a wooded area, a large vegetable garden, and an orchard rich in various fruit trees.

Two outbuildings complete the property: a double garage, with an equal surface area below due to the slope of the land, and a 130 square meter barn that houses garden equipment and a workshop.

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 1740.00 and 2420.00 €.

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:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€357,500

## Key Information

Internal Area:	230 sqm
Land Area:	1.56 ha

## Location: Occitanie



## Gallery













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