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Country Property with Sublime Views

Condom , Gers , Occitanie



€288,000

inc. of agency fees

4 Beds 2 Baths 160 sqm 1.5 ha

Located in the heart of the Gascon countryside, in a peaceful and secluded setting, this beautiful house in need...

At a Glance

Reference	MFH-BG33295	Near to	Condom	Price	€288,000
Bed	4	Bath	2	Hab.Space	160 sqm
Land	1.5 ha	Pool	No	Land Tax	N/A

Property Description

Located in the heart of the Gascon countryside, in a peaceful and secluded setting, this beautiful house in need of renovation offers sublime views over the valleys and hills of Gers.

The 160 m² house comprises an entrance hall, a large kitchen with a wood stove, a living room, one bedroom,

a bathroom and a shower room, and a utility room on the ground floor. Upstairs, there are three additional bedrooms.

The adjoining outbuildings provide an opportunity to expand this space or create new ones, totaling 240 m². The barn measures 180 m², and an old pigsty can be removed or transformed.

At the back of the house is a beautiful wooded area, and for enjoyable moments with family and friends, there is a shaded pétanque court.

The roofs have always been maintained, some of the windows are double-glazed, and a well supplies water for irrigation.

A great project for someone with multiple possibilities in a dream location

Fees to be paid by the seller. Energy class F, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4000.00 and 5480.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€288,000

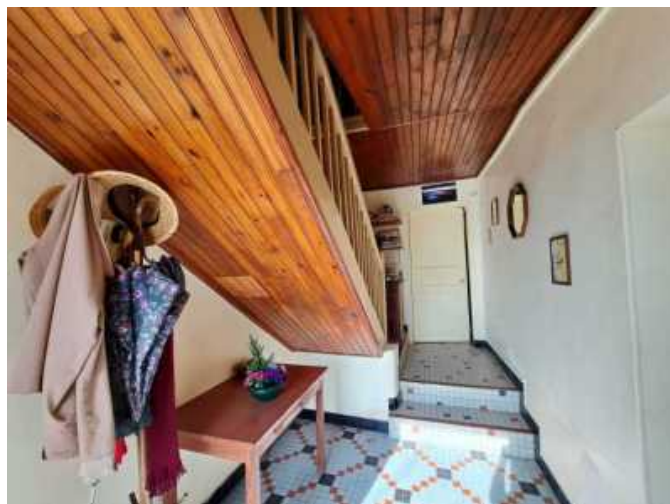
Key Information

Internal Area:	160 sqm
Land Area:	1.5 ha

Location: Occitanie



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C. BAUER – Sunday Times

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