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## Country Property with Sublime Views

Condom , Gers , Occitanie



# €335,000

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

<b>Reference</b>	MFH-BG33295	<b>Near to</b>	Condom	<b>Price</b>	€335,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	1.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> 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 m<sup>2</sup>. The barn measures 180 m<sup>2</sup>, 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](http://georisques.gouv.fr).

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€335,000

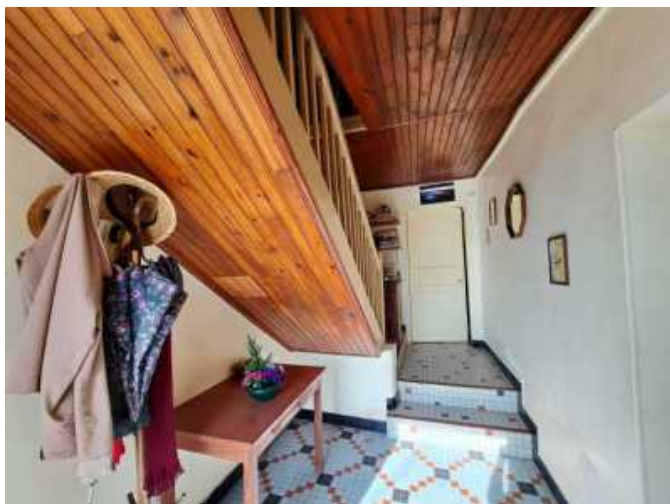
## Key Information

Internal Area:	160 sqm
Land Area:	1.5 ha

## Location: Occitanie



## Gallery













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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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