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Superb stone estate

Condom , Gers , Occitanie



€1,250,000

inc. of agency fees

7 Beds 5 Baths 428 sqm 7.8 ha

Between Lectoure and Condom, completely isolated from any nuisance, on a promontory with splendid views all around,...

At a Glance

Reference	MFH-BG33301	Near to	Condom	Price	€1,250,000
Bed	7	Bath	5	Hab.Space	428 sqm
Land	7.8 ha	Pool	No	Land Tax	N/A

Property Description

Between Lectoure and Condom, completely isolated from any nuisance, on a promontory with splendid views all around, this sublime stone property comprises a magnificent 428 m² building, a swimming pool, an outbuilding and a dovecote, set in 8 hectares of parklands, woods and meadows, with a lake and a pond.

The entrance to the estate is via a driveway planted with pine trees in 1975 that runs alongside the lake and around the stone perimeter wall, past the dovecote, the pond and finally the walled courtyard at the entrance

to the property.

The house is currently divided into 2 adjoining dwellings, so it could easily be converted into a single dwelling.

The main part opens on to a beautiful entrance hall with its stone staircase, a luminous living room with a large stone fireplace, a dining room with fireplace and a large kitchen. These living areas open onto the garden and terrace via French windows. The ground floor also includes a spacious bedroom, a bathroom, a shower room, a toilet, a study or small bedroom, a storeroom and a utility room. Upstairs, a large suite has a bedroom, study, bathroom and dressing room. Two further bedrooms, a bathroom and a nursery complete this space.

The adjoining part, which is connected to the main part via both the ground and first floors, features a modern kitchen with pantry, a living room with stone fireplace, a dining room and, upstairs, 3 bedrooms, 2 bathrooms and a dressing room.

The carefully planted garden overlooks the countryside and the lake, the beautiful swimming pool 12.5x6m, which is somewhat scattered among the trees, also boasts lovely views from its beach, and if you take the paths through the woods, you will find yourself at the end of the property, which enjoys wonderful panoramic views over the fields, the village and the sunsets.

A property with exceptional surroundings like few others.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 7840.00 and 10650.00 €. 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:	7
Bathrooms	5
Price	€1,250,000

Key Information

Internal Area:	428 sqm
Land Area:	7.8 ha

Location: Occitanie



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C. BAUER – Sunday Times

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