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## Magnificent Renovated Stone Property with Swimming Pool and Outbuildings

Condom , Gers , Occitanie



**€436,500**

inc. of agency fees

4 Beds    2 Baths    197 sqm    0.7 ha

Located near Valence sur Baise, at only 10 minutes from Condom, with no nearby neighbors, this lovely Property...

### At a Glance

<b>Reference</b>	MFH-BG33302	<b>Near to</b>	Condom	<b>Price</b>	€436,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	197 sqm
<b>Land</b>	0.7 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located near Valence sur Baise, at only 10 minutes from Condom, with no nearby neighbors, this lovely Property has been completely renovated in 2017. It features a pretty garden of 7,000 m<sup>2</sup>, a beautiful swimming pool (installed in 2020) with retractable dome and treated with hydrogen peroxide, a 260 m<sup>2</sup> hangar and a 110 m<sup>2</sup> former cowshed, this property features all your needs The 197 m<sup>2</sup> main house is composed on the ground

floor of a spacious entrance hall opening onto a modern & fully-equipped kitchen, a bright and spacious 45 m<sup>2</sup> living room, an office that could also be a 4th bedroom and a laundry room. A magnificent plane-wood staircase leads to the first floor with its large landing where a pleasant TV area is situated. The master suite with its own shower room, and two double bedrooms sharing a beautiful bathroom. All modern comforts are provided: motorized shutters controlled by home automation, efficient insulation (energy rating is a B), double-glazed windows and doors, meticulous decoration, underfloor central heating on the ground floor and ceiling heating on the first floor run by a heat pump, centralized vacuum cleaning and the septic tank is up to the current standards.

Adjoining to the main house is the former wine store which has been converted into a 145 m<sup>2</sup> garage with electric door and the same surface area on the first floor.

The garden is rich in fruit trees and features a large henhouse for our gallinaceous friends. It's surrounded by vines, and has lovely views over the countryside when you sit on the high level of the garden. Feel free to contact us for a viewing or for more information.

Fees to be paid by the seller. Energy class B, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 970.00 and 1360.00 €. 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:	House
Bedrooms:	4
Bathrooms	2
Price	€436,500

## Key Information

Internal Area:	197 sqm
Land Area:	0.7 ha

## Location: Occitanie



## Gallery









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**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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