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## Charming Stone House with Pool and Stunning Views, Just Minutes from Condom

Condom , Gers , Occitanie



# €372,500

inc. of agency fees

4 Beds   3 Baths   185 sqm   0.33 ha

Nestled at the end of a picturesque lane, this charming renovated stone property offers breathtaking views of...

### At a Glance

|                  |             |                |        |                  |          |
|------------------|-------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-BG33309 | <b>Near to</b> | Condom | <b>Price</b>     | €372,500 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 3      | <b>Hab.Space</b> | 185 sqm  |
| <b>Land</b>      | 0.33 ha     | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A      |

### Property Description

Nestled at the end of a picturesque lane, this charming renovated stone property offers breathtaking views of the surrounding countryside. Its well-maintained garden and inviting pool are sure to captivate you. Located just minutes from the center of Condom, the home enjoys a peaceful and enchanting setting.

With a surface area of 185 m<sup>2</sup>, the house opens onto a bright living room, flooded with light from two large bay windows. You will also find a modern, fully equipped kitchen with an adjacent pantry, a dining room opening onto the terrace, as well as two bedrooms and a shower room on the ground floor. Upstairs, there are two additional spacious bedrooms, a study, a storage room, and a bathroom.

Thanks to effective insulation and underfloor geothermal heating, this house boasts an excellent energy performance rating (DPE). Outside, a double garage and a covered terrace add to the property's appeal.

The 3,300 m<sup>2</sup> plot features beautiful trees, a vegetable garden, ample parking space, and a 10 x 5 m saltwater pool. A visit is a must

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 1260.00 and 1740.00 €. 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      | 3        |
| Price          | €372,500 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 185 sqm |
| Land Area:     | 0.33 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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