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## Stunning Estate with Medieval Tower and Pool near Condom

Condom , Gers , Occitanie



**€495,000**

inc. of agency fees

4 Beds    2 Baths    220 sqm    1.7 ha

Situated at a short drive, only 10 minutes from Condom, nestled in the countryside with no nearby neighbors, this...

### At a Glance

Reference	MFH-BG33308	Near to	Condom	Price	€495,000
Bed	4	Bath	2	Hab.Space	220 sqm
Land	1.7 ha	Pool	No	Land Tax	N/A

### Property Description

Situated at a short drive, only 10 minutes from Condom, nestled in the countryside with no nearby neighbors, this Beautiful Estate features a medieval tower, a 1.7-hectare garden with a pool and large outbuildings.

The main residence opens onto a large entrance hall that leads to the kitchen, which includes a pantry and a dining room. Passing through a pointed archway, you'll discover the bright living room with a view of the garden, featuring a fireplace with an insert. Still on the ground floor, there is a double bedroom with its bathroom. The first floor consists of three double bedrooms, an office and a family bathroom.

It benefits from the comfort of oil-fired central heating with a high-end boiler installed in 2021, double glazing and a well-insulated attic space. The 3-meter high ceilings and exposed stone walls give the building plenty of charm.

In the outbuildings, you'll find an 80 m<sup>2</sup> 'party' room with a bar and wood stove, a 280 m<sup>2</sup> chais, a 360 m<sup>2</sup> wooden-framed barn, and finally, a stunning medieval tower with a 26 m<sup>2</sup> footprint. Although the tower is not furnished, its roof has been redone in 2018.

The garden is beautifully wooded and has a 8 x 3.5-meter saltwater swimming pool which has been installed in 2021.

It is possible to acquire up to 70 hectares surrounding the property, including a 3-hectare lake and a 200 m<sup>2</sup> ruin that could be rebuilt.

Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 3710.00 € and 5090.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€495,000

### Key Information

Internal Area:	220 sqm
Land Area:	1.7 ha

### Location: Occitanie



## Gallery











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