

[Click to view MFH-BG33308](#)

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 m² 'party' room with a bar and wood stove, a 280 m² chais, a 360 m² wooden-framed barn, and finally, a stunning medieval tower with a 26 m² 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 m² 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.

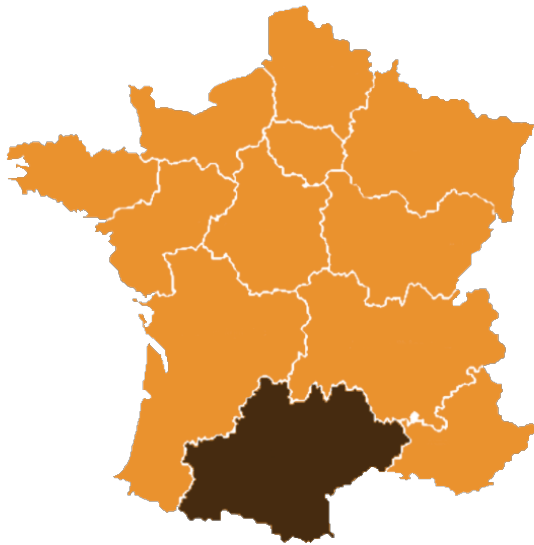
Summary

| | |
|----------------|-------------------|
| 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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates