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Charming Property with Large Garden and Pool

Condom , Gers , Occitanie



€348,000

inc. of agency fees

5 Beds 3 Baths 224 sqm 1 ha

Just a few kilometers from Condom, near a small village, in a magnificent 1.1-hectare garden, this charming property...

At a Glance

Reference	MFH-BG33313	Near to	Condom	Price	€348,000
Bed	5	Bath	3	Hab.Space	224 sqm
Land	1 ha	Pool	No	Land Tax	N/A

Property Description

Just a few kilometers from Condom, near a small village, in a magnificent 1.1-hectare garden, this charming property offers 224 m² of living space, outbuildings, and a stunning swimming pool.

The property comprises, on the ground floor, a pleasant living area with a large, modern, and equipped open kitchen and a wood stove. It opens onto the terraces and garden through three large French doors, allowing in plenty of natural light. This level also includes two bedrooms, one with an en-suite shower room and two French doors, a pantry, a laundry room, a toilet, and a small garage.

Upstairs, there is a second kitchen, a living room with a fireplace, and three French doors opening onto the terrace, three bedrooms, and two shower rooms.

The property can easily be divided into two separate accommodations.

The beautifully landscaped garden is fully fenced and features several outbuildings for storing equipment and firewood or housing animals. A lovely saltwater swimming pool with its octagonal pool house and a stone pond adorned with aquatic plants adds a holiday-like atmosphere to the property.

Its comfort is enhanced by energy performance ratings of C and A, connection to the mains drainage system, heating via a heat pump, an electric gate, and roof insulation from 2018.

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Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2570.00 and 3530.00 €.

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:	5
Bathrooms	3
Price	€348,000

Key Information

Year Built:	1975
Internal Area:	224 sqm
Land Area:	1 ha

Location: Occitanie



Gallery









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