

[Click to view MFH-BG33313](#)

## 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

<b>Reference</b>	MFH-BG33313	<b>Near to</b>	Condom	<b>Price</b>	€348,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	224 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> 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.

Schedule a visit with us today

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](http://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













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