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Exceptionnel Country Property with pool, guest house and 6 hectares

Condom , Gers , Occitanie



€2,100,000

inc. of agency fees

7 Beds 7 Baths 557 sqm 6 ha

Near Condom, a stunning 557 m² stone property which has been fully renovated, set on 6 hectares of land, featuring...

At a Glance

Reference	MFH-BG33315	Near to	Condom	Price	€2,100,000
Bed	7	Bath	7	Hab.Space	557 sqm
Land	6 ha	Pool	No	Land Tax	N/A

Property Description

Near Condom, a stunning 557 m² stone property which has been fully renovated, set on 6 hectares of land, featuring a long swimming pool, terraces, a guest house, and a garage. Behind an elegant wrought iron gate, a wooded park creates a welcoming setting for this country property, whose white stone reflects the sunlight beautifully. A spacious covered terrace hosts a cozy summer lounge, a dining area, and a relaxation area.

The entrance to the main house leads to a charming living room with an insert fireplace and exposed beams. The ground floor, designed for single-level living, includes a magnificent living room with large glass doors opening onto the terrace and offering breathtaking views of the countryside. This room features a splendid stone fireplace. The equipped kitchen and its tastefully decorated dining room are perfect for entertaining. Additional highlights include an elegant billiard room, a study with a library, and three bedrooms, each with its own en-suite bathroom. There is also a laundry room, a utility room, a toilet and a secondary kitchen that opens onto the terrace. On the first floor the master suite provides a true sanctuary with a sumptuous shower room and a large fitted dressing room. Also on this level is a charming dormitory, designed to accommodate up to eight children, along with an additional shower room and a TV lounge.

This property combines the charm of traditional architecture with modern comfort, creating a unique and refined atmosphere.

A fully independent guest house enhances the appeal of this exceptional property. It features a lovely living room opening onto an intimate terrace, a fully equipped kitchen leading to another terrace with countryside views, and two beautiful bedrooms with exposed beams upstairs, each with its own shower room. Perfect for hosting friends and family or generating rental income.

The meticulously maintained park is adorned with beautiful trees and boasts an exceptional 20-meter-long swimming pool, ideal for relaxation or exercise.

A unique Gascon property offering exceptional comfort and beauty in a tranquil setting. Feel free to contact us for more information or for a viewing, we would be delighted to inform you.

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 7250.00 and 9880.00 €.

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:	7
Bathrooms	7
Price	€2,100,000

Key Information

Internal Area:	557 sqm
Land Area:	6 ha

Location: Occitanie



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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.

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C. BAUER – Sunday Times

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