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## Beautiful property in the heart of a vibrant market town

**Condom** , **Gers** , **Occitanie**



# €299,000

inc. of agency fees

3 Beds   2 Baths   225 sqm   0.03 ha

Located in a prime location, this beautiful townhouse in the heart of Condom offers an exceptional living environment...

### At a Glance

<b>Reference</b>	MFH-BG32655	<b>Near to</b>	Condom	<b>Price</b>	€299,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	225 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a prime location, this beautiful townhouse in the heart of Condom offers an exceptional living environment with all amenities just a stone's throw away. It features a garage, two spacious courtyards, and a sun-drenched terrace.

With a surface area of 225 m<sup>2</sup>, the property comprises, on the ground floor of an inviting entrance, a lovely fitted and equipped kitchen, two living rooms each opening onto a courtyard and a practical laundry/boiler room.

On the first floor, the master suite, adorned with an elegant fireplace and wooden flooring includes its own bathroom. Two additional bedrooms, one with direct access to the terrace, share a family bathroom. This floor also boasts a large dressing room and a fully equipped kitchenette for added convenience.

On the second floor, large attics offer great potential for conversion.

Finally, a storage room and a small garage complete this charming property, full of character and numerous assets.

Including fees of 6% to be paid by of the purchaser. Price excluding fees 282 076 €. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 4400.00 € and 6000.00 € 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](http://georisques.gouv.fr).

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€299,000

## Key Information

Internal Area:	225 sqm
Land Area:	0.03 ha

## Location: Occitanie



## Gallery













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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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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.

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