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Beautiful property in the heart of a vibrant market town

Condom , Gers , Occitanie



€392,200

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

Reference	MFH-BG32655	Near to	Condom	Price	€392,200
Bed	3	Bath	2	Hab.Space	225 sqm
Land	0.03 ha	Pool	No	Land Tax	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 m², 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 370 000 €. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4400.00 and 6000.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€392,200

Key Information

Internal Area:	225 sqm
Land Area:	0.03 ha

Location: Occitanie



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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

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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