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## Stunning Single-Story Villa Near Condom

Condom , Gers , Occitanie



# €320,000

inc. of agency fees

2 Beds    2 Baths    246 sqm    0.4 ha

This superb 246 m<sup>2</sup> single-story villa, nestled in the heart of a charming hamlet near Condom, is set on a beautifully...

### At a Glance

|                  |             |                |        |                  |          |
|------------------|-------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-BG33320 | <b>Near to</b> | Condom | <b>Price</b>     | €320,000 |
| <b>Bed</b>       | 2           | <b>Bath</b>    | 2      | <b>Hab.Space</b> | 246 sqm  |
| <b>Land</b>      | 0.4 ha      | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A      |

### Property Description

This superb 246 m<sup>2</sup> single-story villa, nestled in the heart of a charming hamlet near Condom, is set on a beautifully landscaped 4,000 m<sup>2</sup> plot featuring a swimming pool. Designed for comfortable and light-filled living, the home boasts expansive open spaces enhanced by large bay windows that open onto the terraces and garden.

The villa offers spacious and welcoming living areas: a contemporary 22 m<sup>2</sup> kitchen, crafted and installed by

a local artisan, seamlessly connects to a 42 m<sup>2</sup> dining room and a 51 m<sup>2</sup> living room. The living room features a double-sided fireplace that warms both spaces and includes an elegant bar, perfect for entertaining.

Two bedrooms each have their own en-suite shower room and separate WC. A study, which can be converted into a third bedroom, adds flexibility. A versatile 47 m<sup>2</sup> room is a standout feature, offering the potential to be transformed into a master suite, an independent apartment, or a professional workspace to suit your needs. A practical utility room completes the living space.

The outdoor area is equally impressive. The private, tree-filled garden provides pleasant shade around the 10x5 m swimming pool, which includes a counter-current swimming system (note: the pool liner needs replacing). Expansive terraces allow you to fully enjoy sunny days, while a built-in barbecue promises delightful gatherings with family and friends.

A large garage with two electric doors and a wine cellar in the basement adds convenience to this property. Located just a few kilometers from the shops and amenities of Condom, this villa combines modern comfort, tranquility, and exceptional quality of life. A must-see

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 2820.00 € and 3870.00 € 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:      | 2        |
| Bathrooms      | 2        |
| Price          | €320,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1981    |
| Internal Area: | 246 sqm |
| Land Area:     | 0.4 ha  |

## Location: Occitanie



## Gallery













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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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