

## Charming Renovated Townhouse with Garden

Condom , Gers , Occitanie



**€298,000**

inc. of agency fees

4 Beds   3 Baths   180 sqm   0.05 ha

Located in a friendly village, this beautiful fully renovated townhouse offers an ideal living environment, combining...

### At a Glance

<b>Reference</b>	MFH-BG32662	<b>Near to</b>	Condom	<b>Price</b>	€298,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a friendly village, this beautiful fully renovated townhouse offers an ideal living environment, combining comfort and practicality. Enjoying a pleasant outdoor space with a terrace, a well-exposed garden, and a well, perfect for relaxing moments. Additionally, you'll be just a short walk away from small shops, a supermarket, and schools, offering great accessibility to everyday amenities.

The house consists of a bright entrance, a modern fitted and equipped kitchen, a cozy living room with a

fireplace, a laundry room and a separate toilet. A small garage and a boiler room complete this functional space.

Upstairs, you'll find three bedrooms, including one with a private shower and washbasin, as well as an independent shower room. An additional office provides the option to work from home or create a space according to your needs.

Above the garage, a bedroom with an en-suite shower room offers an independent and intimate space, ideal for guests or a teenager. A perfectly designed house for comfortable living, with functional and well-distributed spaces, in a quiet and convenient environment. 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 2740.00 € and 3760.00 € 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](https://georisques.gouv.fr).

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€298,000

Key Information

Internal Area:	180 sqm
Land Area:	0.05 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**

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