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## Enchanting Estate with Guest House and Outbuildings

Condom , Gers , Occitanie



# €1,279,000

inc. of agency fees

7 Beds   6 Baths   654 sqm   2.61 ha

Just 10 minutes from Condom, on the edge of a charming village, this vast 430 m<sup>2</sup> stone estate, along with its...

### At a Glance

<b>Reference</b>	MFH-BG32659	<b>Near to</b>	Condom	<b>Price</b>	€1,279,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	654 sqm
<b>Land</b>	2.61 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just 10 minutes from Condom, on the edge of a charming village, this vast 430 m<sup>2</sup> stone estate, along with its fully renovated 224 m<sup>2</sup> guest house, offers an exceptional living environment that beautifully blends historical charm with modern comfort.

From the moment you step inside, you'll be captivated by the generous spaces and abundant natural light. The ground floor features a spacious living room, a functional kitchen, a cozy dining area, and an inviting lounge. Additionally, there is a bedroom, an office, a bathroom, and a laundry/boiler room, ensuring optimal everyday convenience.

Upstairs, a large landing leads to two stunning en-suite bedrooms. Two additional large rooms of 26 m<sup>2</sup> and 56 m<sup>2</sup> remain to be customized according to your needs, offering endless possibilities for layout and design.

The guest house boasts a bright and spacious living area, a beautiful library, and a warm dining room—perfect for entertaining. The large kitchen provides ample space for cooking and gathering. The sleeping quarters include four bedrooms, two shower rooms, and a full bathroom, along with an office area on the wide landing.

An additional workshop with a glass roof and a multipurpose room—ideal as a playroom, extra bedroom, or relaxation space—enhance the property's potential.

The outdoor space is just as impressive. A large terrace overlooks a magnificent garden with unobstructed views of the surrounding countryside. The beautifully landscaped park, featuring century-old trees, two small ponds, an orchard, and cultivable land, provides a rare sense of tranquility and space.

The estate also includes a 75 m<sup>2</sup> cellar with a well, a barn, an old wine storehouse, a workshop, and a hangar—offering extensive possibilities for personal or professional projects.

Meticulously renovated with the expertise of professionals and an architect, this property seamlessly combines period details with modern features. The central pellet heating system ensures optimal comfort throughout the winter.

A rare gem—spacious, welcoming, and full of charm.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3920.00 and 5360.00 €.

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:	Countryside house
Bedrooms:	7
Bathrooms	6
Price	€1,279,000

## Key Information

Internal Area:	654 sqm
Land Area:	2.61 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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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