

[Click to view MFH-BG32659](#)

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 m² stone estate, along with its...

At a Glance

Reference MFH-BG32659
Bed 7
Land 2.61 ha

Near to Condom
Bath 6
Pool No

Price €1,279,000
Hab.Space 654 sqm
Land Tax N/A

Property Description

Just 10 minutes from Condom, on the edge of a charming village, this vast 430 m² stone estate, along with its fully renovated 224 m² 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 m² and 56 m² 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 m² 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.

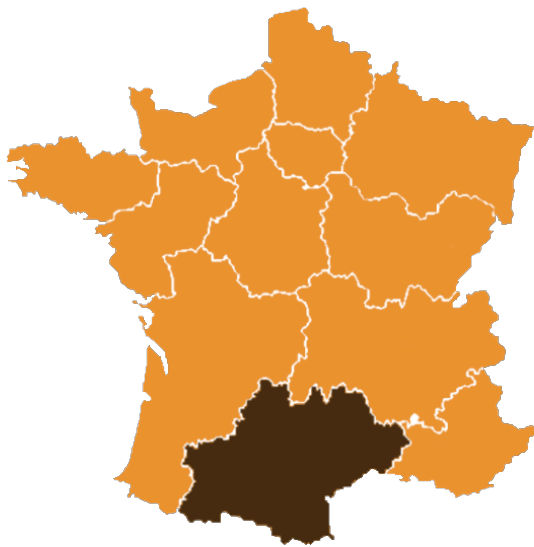
Summary

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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved