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## Charming Detached Property in Condom

Condom , Gers , Occitanie



# €225,000

inc. of agency fees

4 Beds   1 Baths   108 sqm   0.04 ha

Located in the charming town of Condom, this 108 m<sup>2</sup> house offers an ideal living environment Surrounded by a charming...

### At a Glance

<b>Reference</b>	MFH-BG32665	<b>Near to</b>	Condom	<b>Price</b>	€225,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	108 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the charming town of Condom, this 108 m<sup>2</sup> house offers an ideal living environment Surrounded by a charming 425 m<sup>2</sup> garden, this lovely home provides both comfort and tranquility. On the ground floor, you will find an entrance hall with a WC, leading to a fully equipped open kitchen that seamlessly connects to a cozy living room. The living area is enhanced by a small fireplace, perfect for warm and relaxing evenings. Large French doors flood the space with natural light and offer direct access to the garden. A welcoming dining area, ideal for family meals, completes this level.

Upstairs, the house features four bedrooms, three of which include built-in wardrobes, along with a modern shower room.

Recently renovated, this home blends comfort and modernity while maintaining its original charm. A small adjoining garage, a sunlit terrace, and a cozy city garden complete the property, creating a peaceful and enjoyable setting.

The house is equipped with central gas heating, double glazing, and mains drainage.

Don't miss out on this wonderful opportunity—schedule a visit today

Fees to be paid by the seller. Energy class C, Climate class C Estimated amount of annual energy expenditure for standard use: between 1540.00 € and 2160.00 € 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:	4
Bathrooms	1
Price	€225,000

## Key Information

Internal Area:	108 sqm
Land Area:	0.04 ha

## Location: Occitanie



## Gallery









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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.

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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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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.

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