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Fully Renovated Gascon Château with Modern Comfort

Condom , Gers , Occitanie



€1,495,000

inc. of agency fees

11 Beds 9 Baths 520 sqm 2.8 ha

In the heart of Gascony, within the renowned 'golden triangle', lies this magnificent 18th-century chateau. Once...

At a Glance

Reference	MFH-BG03278	Near to	Condom	Price	€1,495,000
Bed	11	Bath	9	Hab.Space	520 sqm
Land	2.8 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of Gascony, within the renowned 'golden triangle', lies this magnificent 18th-century chateau. Once a thriving agricultural and wine estate, it now radiates pure elegance, fully renovated and equipped with all modern comforts.

Thanks to its ideal south/southeast orientation, the rooms are bathed in natural light and offer beautiful views over the 3-hectare park. The grounds are richly planted, vibrant in every season, and feature a charming pond nestled in the shade of majestic oak trees.

Just 3.5 km away lies a lively town with all necessary amenities: shops, services, and even a hospital. Yet, absolute tranquillity reigns here. A stone pathway leads you through a park filled with centuries-old oak and cedar trees, and the graceful silhouette of the château gradually comes into view.

Upon entering the spacious central hall, you are welcomed by a stunning wooden staircase that elegantly splits in two, providing access to the upstairs bedrooms.

The large living room is beautifully bright thanks to three tall windows and is warmed by a stylish fireplace with an insert. The spacious kitchen, fully equipped and with a cosy dining area, flows seamlessly into a charming lounge with a limestone fireplace.

Also on the ground floor is a sleeping area, featuring a spacious master suite with its own bathroom and dressing room. Two additional bedrooms share a modern shower room.

Upstairs, you'll find four delightful bedrooms, each with its own private bathroom – ensuring comfort and privacy. And because guests deserve to be pampered in a château, each of the towers houses an independent suite with en-suite bathroom – perfect for visitors or extended family.

The former outbuildings have been converted into two comfortable apartments, each with a living room, kitchen, bedroom, bathroom and terrace.

Only the dovecote has not yet been renovated, offering you the freedom to transform it according to your needs and desires.

Just 200 metres from the property runs the 'Voie Verte de l'Armagnac', a 32 km greenway ideal for cycling and walking – a real asset for nature lovers and outdoor enthusiasts.

This unique property rhymes with charm, serenity and quality of life. It invites you to create unforgettable moments with family and friends – or to develop a distinctive tourist activity. Feel free to contact us for more information or to arrange a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 8440.00 € and 11480.00 € 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.

Summary

Property type:	Chateau
Bedrooms:	11
Bathrooms	9
Price	€1,495,000

Key Information

Internal Area:	520 sqm
Land Area:	2.8 ha

Location: Occitanie



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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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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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