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## Stunning Villa with Exceptional Views and Pool

Condom , Gers , Occitanie



**€360,000**

inc. of agency fees

3 Beds   2 Baths   147 sqm   0.15 ha

Just 5 minutes from Condom, in the heart of a peaceful village with a school, this stunning contemporary property,...

### At a Glance

<b>Reference</b>	MFH-BG32672	<b>Near to</b>	Condom	<b>Price</b>	€360,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	147 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just 5 minutes from Condom, in the heart of a peaceful village with a school, this stunning contemporary property, built in 2017 and covering 147 m<sup>2</sup>, offers an unparalleled quality of life with its swimming pool and exceptional views of the Gascon countryside.

Upon entering, you'll be captivated by the spacious, bright living area of 49 m<sup>2</sup>, enhanced by a large sliding bay window that opens up to a breathtaking panoramic view. A Godin wood stove adds a cozy touch to this

room, which also features a high-quality fitted kitchen and elegant herringbone parquet flooring that gives the space undeniable charm. The ground floor is completed by two bedrooms and a modern shower room.

Upstairs, the master suite offers a true haven of peace with a large bedroom benefiting from a bay window that opens onto the beautiful landscaped valleys of Gers. You can enjoy the beauty of the landscape right from your bed. An entirely fitted walk-in closet and a bathroom with a sauna complete this intimate space.

Outside, a beautiful terrace opens onto a 1500 m<sup>2</sup> garden, perfect for relaxation or entertaining, and a stunning 10x3 m swimming pool invites you to swim and unwind.

The excellent insulation and high-performance heat pump heating system ensure an unbeatable energy performance rating of A and A The sanitation system is up to current standards. You can move in immediately with no work to be done.

This property offers the best of modern comfort in the heart of the Gascon Golden Triangle. It ticks all the boxes and might just be your perfect future home

Fees to be paid by the seller. Energy class A, Climate class A Estimated amount of annual energy expenditure for standard use: between 650.00 € and 960.00 € 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).

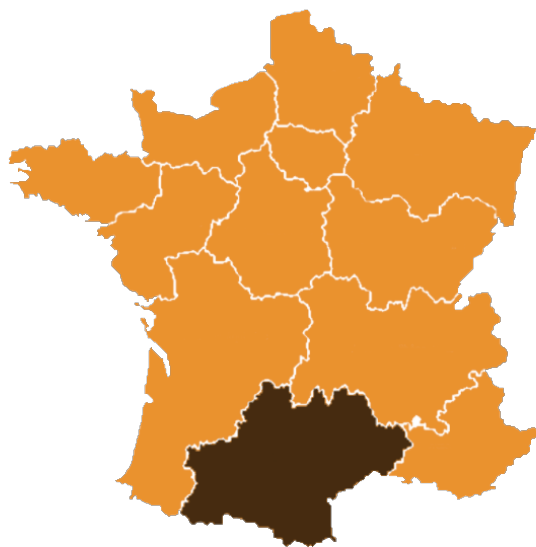
### Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€360,000

### Key Information

Year Built:	2017
Internal Area:	147 sqm
Land Area:	0.15 ha

### Location: Occitanie



## Gallery













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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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