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## Charming Stone Country Property on 4 hectares of land

Condom , Gers , Occitanie



# €345,000

inc. of agency fees

3 Beds    2 Baths    150 sqm    4 ha

On the edge of the Gers and the Lot et Garonne, in a small hamlet, charming stone Country Property with 4 hectares...

### At a Glance

<b>Reference</b>	MFH-BG33200	<b>Near to</b>	Condom	<b>Price</b>	€345,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	150 sqm
<b>Land</b>	4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

On the edge of the Gers and the Lot et Garonne, in a small hamlet, charming stone Country Property with 4 hectares of wooded grounds including a lovely park, woods and meadows.

The main house of about 150 m<sup>2</sup> has been tastefully renovated and comprises a large kitchen, a dining room

with wood burning stove, opening onto the living room with its fireplace, a downstairs bedroom and a shower room with a walk-in shower. On the first floor, the mezzanine, which is currently been used as an office space, leads to two large double bedrooms, one of which has an en-suite bathroom, and a separate toilet.

On the grounds there is a large ancient chai of 85 m<sup>2</sup> which could be converted into extra living space, a double garage, a workshop and a shed for the garden material. A pleasant covered terrace gives access to the beautiful parkland garden of about 2.5 hectares with a lovely orchard, a well, some woodland and another 1.5 hectares which are situated a little further from the property, bordering a stream. A beautiful property that should not be missed

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2680.00 and 3680.00 €. 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:	3
Bathrooms	2
Price	€345,000

## Key Information

Internal Area:	150 sqm
Land Area:	4 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.

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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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