

[Click to view MFH-BG33200](#)

## Charming Stone Country Property on 4 hectares of land

Condom , Gers , Occitanie



# €369,000

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>     | €369,000 |
| <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          | €369,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 150 sqm |
| Land Area:     | 4 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