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## 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













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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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