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## Beautiful Estate with 10 Highly Profitable Chalets

Condom , Gers , Occitanie



# €978,000

inc. of agency fees

6 Beds    2 Baths    230 sqm    4 ha

A superb Holiday Estate generating a great annual income for someone who would love to live and work on the outskirts...

### At a Glance

<b>Reference</b>	MFH-BG33214	<b>Near to</b>	Condom	<b>Price</b>	€978,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	230 sqm
<b>Land</b>	4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A superb Holiday Estate generating a great annual income for someone who would love to live and work on the outskirts of the dynamic town of Condom, in the heart of Gascony. The beautiful Gascony region is well known for its its Armagnac, its rolling fields of vineyards or sunflowers, beautiful far reaching views and its rich architecture. The Property is situated on 4 hectares of land, including a large 230 m<sup>2</sup> main house, 10

finnish wooden cottages, a great swimming pool with a terrace all around and a pool house. As well as a large reception room for the guests to relax and unwind whilst playing games, reading a book or playing a game of ping pong. The main house consists of an entrance hall with built in cupboards, a large equipped kitchen, a laundry room, a living room with a wood burner, a study, 6 bedrooms with built in wardrobes and 2 bathrooms. It has gas underfloor heating, wooden double glazing and a comfortable ceiling height of 2.80 m.

The basement is divided in two parts (2 x 110 m<sup>2</sup>) the first part is a large reception room with a fitted kitchen and a pellet stove. The second part is a the more technical part with a boiler and ideal storage for bicycles, planchas, tractors and gardening equipment. On the grounds, a magnificent 12x6 m swimming pool with a very large terrace, a shower, toilets and a shaded terrace. The 10 high quality Finnish cottages are layed out so that they are not overlooking one another and are at least 25 m apart from eachother. They are fully equipped and furnished. There are 5 x 4-person cottages, 4 x 6-person cottages and 1 x 8-person cottage. A fully compliant and secure children's play area was installed in 2019. There is currently a good profitability: weekday rental during July-August and weekend rental the rest of the year. There is a lot more potential as the renting periods can be increased. Everything is up to standards and in an excellent condition. No work is requirement.

This Property can be a real life changing project, to enjoy lovely countryside living, whilst having a great annual income, all ready to go. Do not hesitate to contact us for further information or a viewing.

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3035.00 and 4107.00 €.

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:	6
Bathrooms	2
Price	€978,000

## Key Information

Internal Area:	230 sqm
Land Area:	4 ha

## Location: Occitanie



## Gallery









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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**

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