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Lovely Renovated Train Station with Business Potential

Condom , Gers , Occitanie



€399,000

inc. of agency fees

7 Beds 5 Baths 376 sqm 0.9 ha

This former Train Station near to the vibrant market town of Condom and the famous pilgrimage route to Santiago...

At a Glance

Reference	MFH-BG33220	Near to	Condom	Price	€399,000
Bed	7	Bath	5	Hab.Space	376 sqm
Land	0.9 ha	Pool	No	Land Tax	N/A

Property Description

This former Train Station near to the vibrant market town of Condom and the famous pilgrimage route to Santiago de Compostela has a lot to offer: a comfortable garden of more than 9000 m² with a pond and the original train rails, as well as the old lavatory which has been converted into a summer kitchen and tool storage. The main house has a beautiful entrance hall, a large living room of 65 m², a fitted kitchen opening

onto the dining room, a toilet and storage on the ground floor. The first floor is divided into 4 bedrooms, 2 bathrooms, a laundry room and a toilet. The attic can be converted into habitable space if required. The entire house is very bright and the ground floor has comfortable underfloor heating.

The other part of the station has a professional kitchen and back kitchen, a large living room or dining room, 3 bedrooms each with their own shower room. In addition, there are two vaulted cellars, a car port and a garage.

There is a total of 376 m² of living space, and there are many possibilities: family home, guest rooms, gîte, restaurant. Do not hesitate to contact us for more information.

Fees to be paid by the seller. Energy class C, Climate class D. Date of completion of the DPE: 11-02-2021. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€399,000

Key Information

Year Built:	1885
Internal Area:	376 sqm
Land Area:	0.9 ha

Location: Occitanie



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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.

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.

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C. BAUER – Sunday Times

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