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# **Lovely Renovated Train Station with Business Potentiel**

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 m<sup>2</sup> 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** 



# Gallery













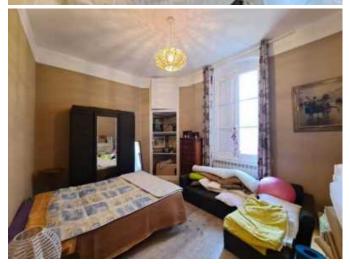






























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S. and L. BROWN



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