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## Somptuous Château on 9 hectares of land

Condom , Gers , Occitanie



# €1,350,000

inc. of agency fees

5 Beds    5 Baths    665 sqm    9.2 ha

At the outskirts of Condom, a sumptuous renovated Château of 665 m<sup>2</sup>, set in 9 hectares of meadows, woods and gardens....

### At a Glance

**Reference** MFH-BG03272

**Bed** 5

**Land** 9.2 ha

**Near to** Condom

**Bath** 5

**Pool** No

**Price** €1,350,000

**Hab.Space** 665 sqm

**Land Tax** N/A

### Property Description

At the outskirts of Condom, a sumptuous renovated Château of 665 m<sup>2</sup>, set in 9 hectares of meadows, woods and gardens. The impressive main facade is very welcoming and attractive, situated at the end of a private tree-lined drive. The Château is composed of a large entrance hall, a living room with original stone fireplace opening onto the garden, a magnificent kitchen with dining area opening onto a lovely terrace, a dining room, a study, a library/tv room and 5 bedrooms with en-suite bathrooms. The annexes include an artist's studio with a kitchen, a large and bright adjoining room, a very large basement, an ancient wine chai and an ancient

armagnac storage outbuilding, that can be converted into a large 2-storey guest accommodation. The Property is surrounded by its 9 hectares, borders a river and enjoys a lovely view over the surrounding countryside. There is some work that remains to be done, finishing of some floors, as well as the master bedroom and bathroom. Do not hesitate to contact us for more information or for a visit.

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 6860.00 and 9360.00 €.

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:	Chateau
Bedrooms:	5
Bathrooms	5
Price	€1,350,000

## Key Information

Year Built:	1636
Internal Area:	665 sqm
Land Area:	9.2 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**.

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## 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.

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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.

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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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