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## Beautiful Town Property with courtyard

Condom , Gers , Occitanie



# €286,000

inc. of agency fees

4 Beds   1 Baths   267 sqm   0.03 ha

A real gem Beautiful Town house situated right in the heart of Condom, on the well known square 'Place Saint Pierre'...

### At a Glance

<b>Reference</b>	MFH-BG32630	<b>Near to</b>	Condom	<b>Price</b>	€286,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	267 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A real gem Beautiful Town house situated right in the heart of Condom, on the well known square 'Place Saint Pierre' with a stunning view of the cathedral. It consists of a commercial outlet, a lovely family home with a large courtyard, a second house that is in need of complete renovation, and a double garage.

It offers many possibilities: thanks to its great location on the main square of Condom, there is the possibility to create a B&B activity or a large guest house in the second property, one can create a restaurant or a tea

room or start a shop, while living in a beautiful and historic property.

Its 267 sq.m. of habitable space comprises the commercial outlet, an entrance hall, a large storage space and an office on the ground floor, with direct access to the courtyard. A beautiful stone staircase leads to all of the 3 floors. The first floor is composed of a spacious living room of 35 sq.m with a fireplace, beautiful parquet floors, high ceilings, 2 French windows that open onto a balcony on the Place Saint Pierre / Cathedral side, a dining room with a fireplace and a wood stove, and a kitchen that opens onto a beautiful terrace of 38 sq.m with a partly covered terrace with a barbecue and outside dining area. On the 2nd floor there are two double bedrooms, a bathroom, a toilet and large storage cupboards. On the 3rd floor, the attic has been converted into 2 additional double bedrooms.

The second house offers a lot of potential and is situated at the end of the courtyard. It needs to be completely renovated if you want to create more living space. On the ground floor it is currently composed of 2 rooms (of 46 sq.m each) and a large double garage of 47 m<sup>2</sup> for 2 cars and storage, but it could easily be converted in an artist studio or a second commercial outlet. The first floor of 94 sq.m is divided into 4 rooms.

The Property has gas central heating (town gas) and is connected to the mains drainage system of the town. Feel free to contact us for more information or for a viewing, we would be delighted to show you around.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4200.00 and 5682.00 €.

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:	House
Bedrooms:	4
Bathrooms	1
Price	€286,000

## Key Information

Internal Area:	267 sqm
Land Area:	0.03 ha

## Location: Occitanie



## Gallery









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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**

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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