Click to view MFH-BG33225

# **Exceptionnal Architect Designed Villa with** beautiful Views

Condom, Gers, Occitanie



€599,900

inc. of agency fees

4 Beds 3 Baths 260 sqm 1 ha

Ideally situated within 2 minutes of the historical village of La Romieu, this remarkable property offers a spacious...

#### At a Glance

**Reference** MFH-BG33225 **Near to** Condom **Price** €599,900

**Bed** 4 **Bath** 3 **Hab.Space** 260 sqm

Land 1 ha Pool No Land Tax N/A

# **Property Description**

Ideally situated within 2 minutes of the historical village of La Romieu, this remarkable property offers a spacious family home with contemporary design.

This stunning villa of 270 sq.m is composed on the ground floor of a beautiful entrance hall with hand made

bespoke staircase and ample cupboard space, a cloak room with shower, a generous dining room with views over the garden, a fully equipped kitchen with pantry and access on to a sunny terrace, a 50 sq.m living room with custom made marble fireplace, flooded with light from the large French doors and a separate office or TV room. Also, on the ground floor, two spacious bedrooms and a luxurious bathroom with quality fittings. Upstairs, the master suite with balcony is comprised of a spacious bedroom, dressing room and bathroom. High ceilings, quality fixtures and fittings, generous storage in all rooms, this unique property is something special.

Set in a plot of one hectare with heated swimming pool and automatic watering system, in a dominant position overlooking the Collégiale of La Romieu, it benefits from exceptional views.

Underfloor heating, solar hot water system, double glazing.

A rare opportunity to purchase a modern property of exception, offering high quality design and comfort in the calm tranquility of the Gascon countryside.

Fees to be paid by the seller. Energy class B, Climate class A Estimated amount of annual energy expenditure for standard use: between 1420.00 € and 1990.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type: Countryside house

Bedrooms: 4
Bathrooms 3

Price €599,900

**Key Information** 

Year Built: 2009

Internal Area: 260 sqm

Land Area: 1 ha

**Location: Occitanie** 



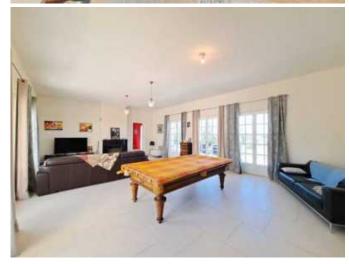
# Gallery







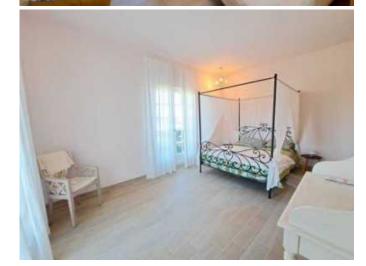




































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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

#### 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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