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## Exceptionnall Architect Designed Villa with beautiful Views

Condom , Gers , Occitanie



# €610,000

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

<b>Reference</b>	MFH-BG33225	<b>Near to</b>	Condom	<b>Price</b>	€610,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	260 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	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. Date of completion of the DPE: 28-05-2021. 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:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€610,000

## Key Information

Year Built:	2009
Internal Area:	260 sqm
Land Area:	1 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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