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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 average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1420.00 and 1990.00 €. 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



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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

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