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## Beautiful Property with a Guest House and Heated Pool

Condom , Gers , Occitanie



# €750,000

inc. of agency fees

6 Beds    5 Baths    362 sqm    1.5 ha

Located on the edge of a small village with shops and restaurants, sits this beautiful stone Property which includes...

### At a Glance

<b>Reference</b>	MFH-BG33236	<b>Near to</b>	Condom	<b>Price</b>	€750,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	362 sqm
<b>Land</b>	1.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the edge of a small village with shops and restaurants, sits this beautiful stone Property which includes a fully renovated main residence (222 m<sup>2</sup>), a guest house or a gîte (140 m<sup>2</sup>) and 1.5 hectares of landscaped gardens with mature trees, an exceptional swimming pool, a pond and a water feature. The entrance hall of the main house opens onto a lovely, light-filled living room with television area and

fireplace, and a conservatory. A charming and comfortable family kitchen with its open fireplace, its splendid Morice range cooker and a pantry with a sink, a fridge and dishwasher. The kitchen opens onto a delightful terrace shaded by a white wisteria and various rosebushes. Still on the ground floor, a bedroom or study with en suite shower room with a large walk-in shower and a toilet. The upstairs comprises 2 large double bedrooms, each with its own en suite shower room and a toilet.

There is a large basement with a comfortable laundry room, a spacious storage room with numerous cupboards, a workshop and a cellar. The property benefits from double glazing throughout and underfloor heating (run by a heat pump) in the living room.

The spacious guest house/gîte comprises a large living room with open-plan kitchen on the ground floor, 3 bedrooms and 2 shower rooms on the first floor, as well as a large balcony and a terrace overlooking the pretty garden and water feature. A little further down the garden is the sublime 18x8 m swimming pool where you can sunbathe on the surrounding wooden decking or relax in the shade of the lovely covered terrace, while enjoying the views over the countryside. The pool is heated by a heat pump.

The owners have beautifully planted the garden with flower and plant beds that don't need watering, ideal

In addition, there is a lovely carport for 3 vehicles, an orchard with numerous fruit trees, a well and, last but not least, a sublime cedar. Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2590.00 and 3570.00 €.

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:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€750,000

## Key Information

Year Built:	1860
Internal Area:	362 sqm
Land Area:	1.5 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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