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## Exceptional Property with Amazing Views

Condom , Gers , Occitanie



# €1,650,000

inc. of agency fees

9 Beds    8 Baths    690 sqm    3 ha

Situated just 10 minutes from Condom, this sublime stone manoir is accessed by a private road and sits in a perfect...

### At a Glance

<b>Reference</b>	MFH-BG33238	<b>Near to</b>	Condom	<b>Price</b>	€1,650,000
<b>Bed</b>	9	<b>Bath</b>	8	<b>Hab.Space</b>	690 sqm
<b>Land</b>	3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated just 10 minutes from Condom, this sublime stone manoir is accessed by a private road and sits in a perfect setting in the Gascon countryside. There are no nearby neighbours, and the property is in the middle of 3 hectares of tranquil and very private parkland, with extraordinary views over the surrounding valleys and the Pyrenees mountain range. A lovely 16 x 6 m swimming pool will keep you cool in summer, and you can enjoy drinks or a meal with friends and family in or outside the open-plan summer kitchen with its large stone archway access to the pool. On one side of the courtyard, shaded by beautiful mulberry and plane trees,

you can welcome visitors in the guest house with 2 en-suite bedrooms, sitting room and kitchen, a separate bedroom with bathroom, and a caretaker's flat with living room, kitchen, bedroom and bathroom. In addition, the 2 symmetrical dovecotes on the lower terrace have been converted identically into bedrooms with fireplaces and wood-burning stoves, bathrooms and matching terraces.

On the other side of the courtyard, sits the imposing 365 m<sup>2</sup> manor house, where a magnificent stone-floored entrance hall with a large fireplace welcomes you and leads you to the principal 55 m<sup>2</sup> salon. Elegantly proportioned, it features old oak-planked flooring, a west facing, opening archway, beautiful fireplace and large double doors, one of which leads to the elegant family kitchen – with dining table – where you can prepare your favourite grilled dishes in the barbecue. It opens onto a shaded part of the upper terracing, and the small winter dining room, also with its original terracotta floor tiles. The cosy sitting room is centred around the fireplace, which is lit throughout the winter, and also opens onto the south terrace. A beautiful third reception room with open fireplace, currently used as a sitting / music room and library is reached from the grand salon in the other direction. The ground floor also has a large utility room / laundry with its own garden shower. There is ample stockage and coat hanging space in this part of the house. A guest cloakroom opens off the hallway. The first floor has 2 large bedrooms with en-suite bathrooms, and 3rd bedroom or study.

The property is magnificently decorated to a very high standard and it has preserved many of its original features – such as wood panelling, mouldings, old wooden flooring, fireplaces, natural stone, and terracotta floor tiles. The high-quality renovation has preserved and enhanced these original features and created no less than 6 portes-fenêtres opening out to the upper south and west terraces.

The grounds feature a number of lovely terraces and gardens, while the beautiful, high-walled courtyard and the garden in front of the property is shaded in summer. A more Provençal one by the swimming pool is reached from the main house and the guest house. Beyond is an orchard, meadows and woodland. The property also has a large garage and cellars, an old unrenovated farmhouse hidden by vegetation, 2 wells and water reservoir as well as central heating.

It is a real beauty of the kind one rarely sees for sale. History lovers will adore it. Built on a Gallo-Roman site, it served in medieval years as a convent before further renovation after the Revolution. Feel free to contact us for more information or for a viewing.

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 5190.00 and 7070.00 €.

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:	9
Bathrooms	8
Price	€1,650,000

## Key Information

Internal Area:	690 sqm
Land Area:	3 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**

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