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## A lovely country Property close to Condom with 2 ha and Pool

Condom , Gers , Occitanie



# €495,000

inc. of agency fees

4 Beds    2 Baths    280 sqm    2 ha

Just a few minutes away from the vibrant market town of Condom, this beautiful Property is waiting for you  
A tree-lined...

### At a Glance

<b>Reference</b>	MFH-BG33254	<b>Near to</b>	Condom	<b>Price</b>	€495,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	280 sqm
<b>Land</b>	2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just a few minutes away from the vibrant market town of Condom, this beautiful Property is waiting for you  
A tree-lined drive will lead you to the gates of this lovely Property with its pretty garden of more than 2 hectares (5 acres).

With a living surface of 280 sq.m and it very spacious and bright rooms it is composed of: an entrance hall, a lovely fitted kitchen opening onto a large covered terrace, a utility room, a laundry room, a beautiful open plan living / dining room of 50 sq.m with a stone fireplace, a television room and a second sitting / music room of 30 sq.m. The original wooden staircase leads to the first floor which is composed of a master bedroom with an en-suite bathroom and dressing room of 40 sq.m, a family shower room and 3 further double bedrooms all overlooking the garden. An adjoining chai of 50 sq.m which could be renovated to increase the current living-space (on two levels). On the exterior there is a lovely heated swimming pool of 15 x 6 m with a terrace all around, a large open barn of 170 sq.m and a completely fenced garden of 2 hectares with a nice variety of trees and shrubs. A very peaceful and private location, overlooking the neighboring vineyards. A must see

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 4820.00 and 6580.00 €.  
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:	4
Bathrooms	2
Price	€495,000

## Key Information

Internal Area:	280 sqm
Land Area:	2 ha

## Location: Occitanie



## Gallery













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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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