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## Beautiful property with 6 hectares in Condom

Condom , Gers , Occitanie



# €850,000

inc. of agency fees

4 Beds    4 Baths    406 sqm    6.3 ha

A lovely stone Property, set in the countryside but very close to the town of Condom with all its amenities, shops...

### At a Glance

<b>Reference</b>	MFH-BG33261	<b>Near to</b>	Condom	<b>Price</b>	€850,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	406 sqm
<b>Land</b>	6.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A lovely stone Property, set in the countryside but very close to the town of Condom with all its amenities, shops and schools. It has been totally renovated from top to bottom by the current owners. It benefits from all modern comforts: wall and roof insulation, double glazing, central heating, electric gates, etc.

The house opens onto a large entrance hall that leads on one side to the kitchen, the TV lounge, the study and the large living room with its wood-burning fireplace, as well as a mezzanine. All these rooms open onto the

garden and the 250 m<sup>2</sup> terrace, which is covered by a magnificent glass roof and also houses the swimming pool.

The house has two bedrooms with en suite bathrooms and a large laundry/boiler room on the ground floor, plus two bedrooms upstairs, each with its own private shower room.

Outside, there are 5 garages for your vehicles and 5 open garages, 1 laundry room and a henhouse.

With 6 hectares of garden, meadow and woodland, the property is also planted with olive, plum and vine trees, and has a beautiful vegetable garden. A spring flows into a pond and a basin. With no nearby neighbours and a view of the Cathedral, this is an ideal location

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2820.00 and 3900.00 €.

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	4
Price	€850,000

## Key Information

Internal Area:	406 sqm
Land Area:	6.3 ha

## Location: Occitanie



## Gallery









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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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