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## Charming Village House with Guest House and Garden

Condom , Gers , Occitanie



# €319,000

inc. of agency fees

4 Beds   2 Baths   221 sqm   0.33 ha

In the heart of a quaint village near Condom, this Gascon house boasts a delightful garden with a splendid, unobstructed...

### At a Glance

<b>Reference</b>	MFH-BG32642	<b>Near to</b>	Condom	<b>Price</b>	€319,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	221 sqm
<b>Land</b>	0.33 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of a quaint village near Condom, this Gascon house boasts a delightful garden with a splendid, unobstructed terrace, as well as a single-story guesthouse. Access can be gained either from the street side, leading into the main house, or from the garden side where one can park in the garage or on the parking area.

Upon entering the main house, a hallway leads to the living room on one side and the dining room with a beautiful fireplace and a modern kitchen on the other. All ground floor rooms open onto the spacious travertine terrace, offering scenic views of the countryside and the Pyrenees.

Upstairs, a landing with beautiful parquet flooring gives way to three bedrooms and a bathroom with a sizable walk-in shower.

The guesthouse is designed to accommodate individuals with reduced mobility. It comprises an entrance, a lovely living room opening onto the garden through a wide bay window, a fully equipped kitchen, a spacious bedroom, and a bathroom.

Three splendid lime trees adorn the garden, providing refreshing shade during the summer. A large orchard area features cherry trees, fig trees, apricot trees, and more.

This property offers a harmonious balance of practicality, functionality, and charm. Feel free to contact us to arrange a visit.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2250.00 and 3120.00 €. 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:	House
Bedrooms:	4
Bathrooms	2
Price	€319,000

## Key Information

Internal Area:	221 sqm
Land Area:	0.33 ha

## Location: Occitanie



# Gallery













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## Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,  
or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

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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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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