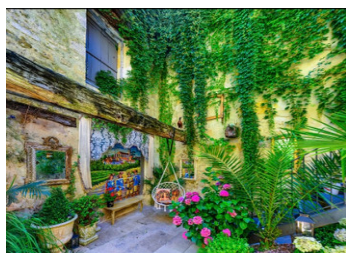


UNDER OFFER ELEGANT CHARACTER TOWNHOUSE currently run as a highly successfully BOUTIQUE HOTEL in Condom



INFORMATION

Town:	Condom
Department:	Gers
Bed:	8
Bath:	5
Floor:	340 m2
Plot Size:	164 m2



IN BRIEF

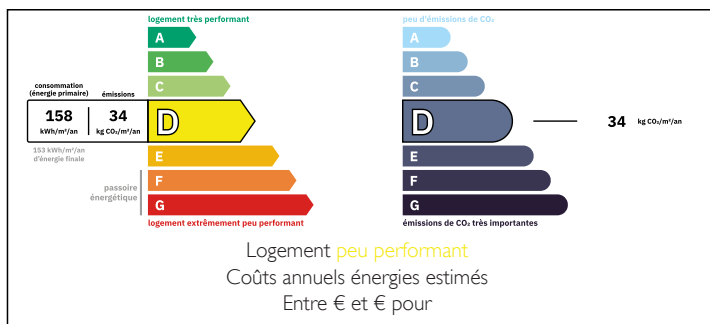
Built around 1760, this impressive French period maison is steeped in history. With love, care and attention this property has now been brought back to its former glory, complimented by its original architecture, nine marble fireplaces, amazing parquet flooring throughout, wide oak floorboards and exquisite character features.

This truly unique property has an eclectic mix of French antiques, quirky contemporary pieces, a little French/Moroccan influence in the courtyard and is Champagne themed throughout, who could want more!

Situated close to the centre of town with all amenities including a park, shops, cafes, restaurants all in easy walking distance and a short drive to the other gems that the Gers and surrounding areas have to offer.

This property is ideal for new owners to take the reigns and continue this amazing business, or as an impressive family home or extravagant holiday...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	2878 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house is spread over four floors has some wonderful spaces to relax in; a piano lounge, library, snug, an outdoor terrace with a plunge pool, sun terrace with four double suites spread over four floors, five bathrooms plus 1 cloakroom, a parking space to the rear and free on street parking to the front.

For extra comfort the front of the property is double glazed, there is gas central heating throughout, a condensing boiler and two fire places to make an even more cosy atmosphere.

Briefly comprised over four floors;

GROUND FLOOR

ENTRANCE HALL 12.5m2

PIANO LOUNGE 35m2

LIBRARY 14m2

SNUG 22m2

WC 1.5m2

BOILER ROOM

FIRST FLOOR

KITCHEN 22m2 fully fitted and leading onto a beautiful terrace overlooking the courtyard

SHOWER ROOM 5m2 with WC

BEDROOM 22m3

BEDROOM 32m2 including bath and WC

SECOND FLOOR

BEDROOM 14.5m2

BEDROOM 19.5m2 with shower room 4m2

BEDROOM 21m2

SHOWER ROOM with WC 3m2

BEDROOM 21m2

THIRD FLOOR

LANDING 5.5m2

BATHROOM 17m2

BEDROOM 19.5m2

BEDROOM 14m2

The property is currently operating as a unique,

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