

Close to the centre of CONDOM, stone house in need of refurbishment located in a very quiet residential area.



INFORMATION

Town:	Condom
Department:	Gers
Bed:	5
Bath:	2
Floor:	166 m2
Plot Size:	4200 m2



IN BRIEF

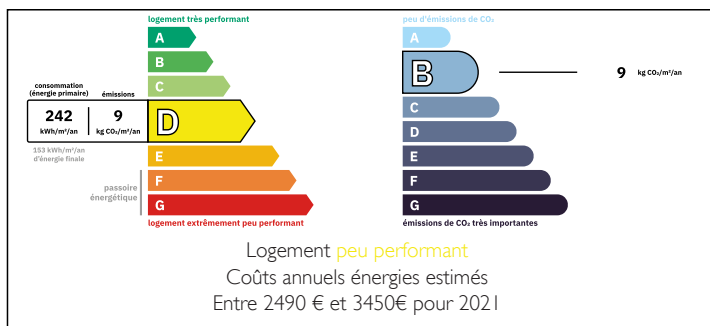
Charm & Serenity in Condom (32)

Capital of the Armagnac region, Condom captivates with its rich history and peaceful lifestyle. Just 2 minutes from the town center and the famous Camino de Santiago, this elegant stone and half-timbered home offers absolute tranquility with complete privacy.

The ground floor features a cozy living room with a fireplace insert, a dining room, an eat-in kitchen, 4 bedrooms (including one en-suite), a bathroom, a laundry room, and a workshop area. Upstairs, a 5th bedroom with a private bathroom and WC completes the layout.

Outside, the beautifully landscaped, fully fenced garden boasts a well, a carport, an attached workshop, and two terraces, one of which features an outdoor kitchen.

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.



DESCRIPTION

On the ground floor:

- A 23m² living room
- A 21m² dining room separated from the living room by a fireplace with insert
- A 20m² kitchen/diner
- A 5m² bathroom with shower
- A separate toilet
- A 12m² bedroom with washbasin and shower
- A 13m² bedroom
- A 10m² bedroom
- A 20m² bedroom with washbasin and cupboard
- A 17m² laundry room

Upstairs:

- An 18m² bedroom
- A 6m² shower room
- A toilet
- A 144m² attic

Outbuildings:

- A 31m² workshop
- A 40m² carport

All windows are double glazed.

Electric heating.

Hot water is provided by an electric water heater.

Individual sanitation system.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2122 EUR

NOTES