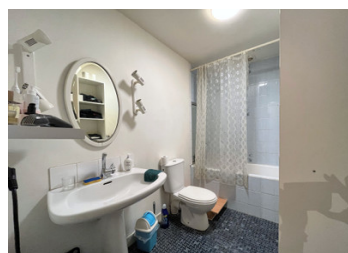
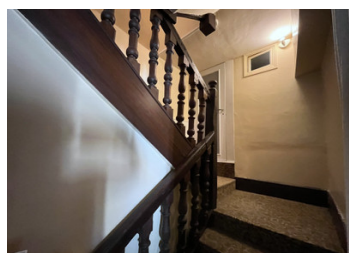
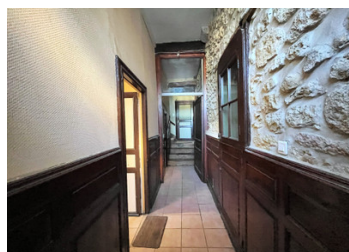


Good Investment In A Convenient Location

EXCLUSIVE



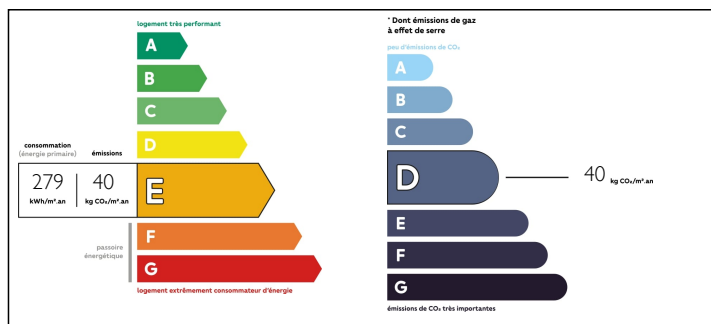
INFORMATION

Town:	Condom
Department:	Gers
Bed:	0
Bath:	0
Floor:	160 m2
Plot Size:	0 m2

IN BRIEF

Looking to invest in a small appartement complex where all the appartements are already rented? Well. You have come to the right place, in the heart of Condom in the Gers, south west of France. A lovely old stone house that was renovated into 3 appartements and a garage. Whilst in the heart of a town with all amenities, bars, restaurants, doctors, post office and much more, you are still in a calm area. Life in the Gers is easy going with lots to visit and do including some local markets full of color and delights and not to be forgotten the museum of the delightful Armagnac! Not far main cities such as Toulouse and Bordeaux with their airports and roughly half an hour from Agen with its train station.

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

This lovely old stone building offers 3 appartements that are already rented.

The ground floor :

Main entrance all in stone and wood.

A studio 28 sqm including a kitchenette and toilet and shower room.

A garage : 28 sqm

First floor :

To one side a studio 28 sqm including a kitchenette and a toilet and shower room.

On the other side a lovely duplex 2 bedrooms appartement with high ceilings with wooden beams and wall cupboards :

Entrance, spacious living and dining room with a kitchenette - 30 sqm

Stairs leading to the bedrooms with storage space in the landing.

Bedroom1 19 sqm

Bedroom2 31 sqm

Toilet and shower room 4 sqm

This is worth your while for a visit.

Condom is known for the makings of Armagnac, the breathtaking cathedral, on the path for the Saint Jacques de Compostelle and mostly for D'Artagnan and the 4 mosquetaires.

The river Baïses flows through the town and you can take river trips.

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

NOTES