LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37352NJD32 Price: 46 000 EUR

agency fees included: 6000 € TTC to be paid by the buyer (40 000 EUR without fees)

Charming Three-Bedroom Townhouse in the Heart of the Gers.















INFORMATION

Town:	Condom
Department:	Gers
Bed:	2
Bath:	1
Floor:	126 m2
Plot Size:	0 m2

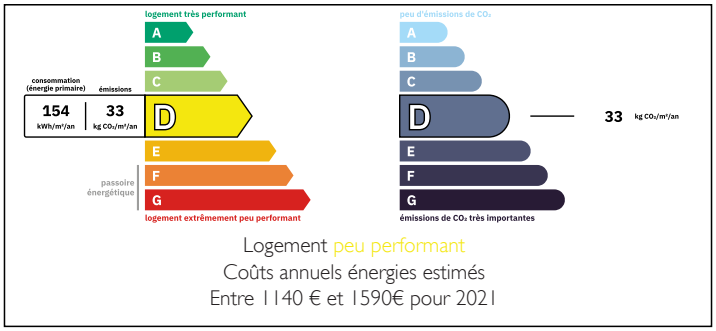
IN BRIEF

Just minutes from the town square, this spacious two-level townhouse of 126 m² is brimming with character and potential. Featuring a furnished kitchen, antique parquet flooring, and period fireplaces, the home offers authentic features throughout.

While some renovation work remains, the property's layout—including three bedrooms and a bathroom—makes it a compelling opportunity for investors or buyers seeking a rewarding renovation project.

Priced to sell. Viewing highly recommended to appreciate its full potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1140 € et 1590€ pour 2021

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.

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NOTES

DESCRIPTION

The property benefits from two entrances, both located on quiet side streets that lead directly to the main square and the renowned Saint Peter's Cathedral (Cathédrale Saint-Pierre).

Ground Floor:
The property benefits from two separate entrances, both on peaceful side streets that lead to the main square and its iconic cathedral. Located directly on the historic Compostela Pilgrimage route, this home would make an ideal guesthouse for walkers and tourists.

The ground floor includes:

* A 27 m² open-plan kitchen and dining/living area
* A 22 m² atelier/laundry room with potential for creative or residential use
* A separate WC

First Floor
An elegant carved oak staircase leads to the first floor, where you'll find:

* Bedroom 1: 16 m²
* Bedroom 2: 20 m²
* A 4 m² bathroom with shower.

Second floor:

A second oak staircase leads to:

* Bedroom 3: 23 m² – the largest of the three, full of natural light
* An attic space of 6 m², suitable for storage or possible conversion

Throughout the home, original features such as wooden floors, fireplaces, and a traditional oak staircase add to the charm and offer a solid foundation for tasteful renovation.

Location & Infrastructure: