LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39905JML32 Price: 297 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (280 000 EUR without fees)

CONDOM - Architect-designed house near the greenway and town centre















INFORMATION

Town:	Condom
Department:	Gers
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	1333 m2

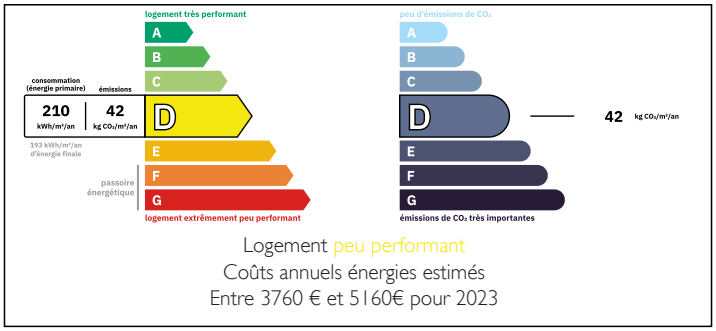
IN BRIEF

n the small town of Condom on the Way of St James, architect-designed house located in a residential area close to the greenway. This property is divided as follows:

- Ground floor: entrance hall, living room opening onto a terrace, recently fitted kitchen, study, shower room and toilet.
- Halfway up: two bedrooms
- First floor: two bedrooms opening onto a balcony and covered terrace, bathroom with toilet
- Basement: garage, boiler room, pantry, large summer kitchen with covered dining area on a covered terrace.

Enclosed garden with many trees, including yuzu lemon, kiwi, etc.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3760 € et 5160€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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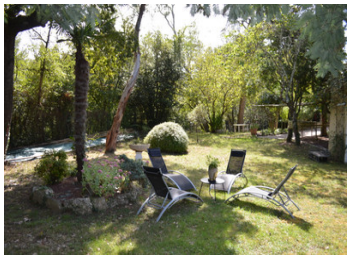
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LOCAL TAXES

Taxe foncière:	**2250 EUR**

NOTES

DESCRIPTION

Unique house built in a traditional style with generous proportions. No work is required except for double glazing and drainage. The property is not overlooked and is surrounded by plots of land that cannot be built on.

This property would be suitable for creating guest rooms or for pilgrims, particularly due to its peaceful location.

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

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