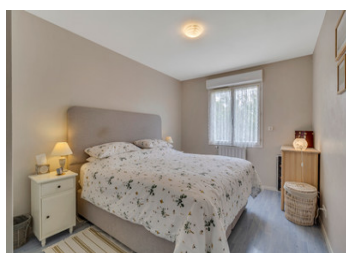


## Modern villa near Condom with garage and private garden



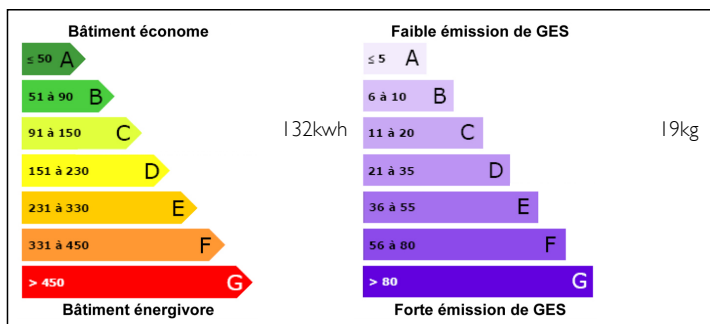
## INFORMATION

Town:	Condom
Department:	Gers
Bed:	4
Bath:	2
Floor:	131.75 m2
Plot Size:	988 m2

## IN BRIEF

Situated in a quiet area of Condom just a few minutes' walk from the shops, a sublime villa built in 2005 with garage and garden. The recently renovated single-storey house offers around 131m2 of living space and comprises an entrance hall, a spacious lounge/living room with French doors opening onto a terrace, a lovely kitchen, four bedrooms, one of which is currently used as a small sitting room, a study, two shower rooms and separate wc. Outside, in the heart of a flower-filled, wooded and fully enclosed garden of approx. 988 m2, a lovely terrace with no overlooking views lets you enjoy the warm summer evenings. There is also a garage with direct access to the house, a carport and a garden shed. This is a great opportunity to buy a house with lots of comforts, close to the shops, in a quiet location where you'll just have to put down your suitcases! Contact...

## 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

31 m<sup>2</sup> garage  
 | Grounds 1000 m<sup>2</sup>  
 | Kitchen 19 m<sup>2</sup> (fireplace)  
 | Living room 37 m<sup>2</sup>  
 | Toilet 2 m<sup>2</sup>  
 | Entrée 3 m<sup>2</sup>  
 | Bedroom 10 m<sup>2</sup>  
 | Bedroom 13 m<sup>2</sup>  
 | Bedroom 10 m<sup>2</sup>  
 | Bedroom 12 m<sup>2</sup>  
 | Study 8 m<sup>2</sup>  
 | Storage room 8 m<sup>2</sup>  
 | Shower-room 6 m<sup>2</sup>  
 | Shower room 4 m<sup>2</sup>  
 NEAR BY  
 Shops 500 metres  
 Hospital/clinic 1 km

## NOTES

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