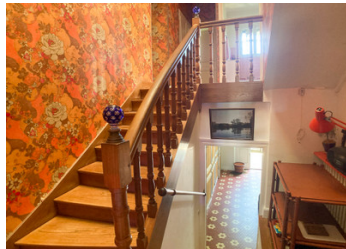


Elegant 19th-Century Villa with Parkland Gardens in the Heart of Gascony



INFORMATION

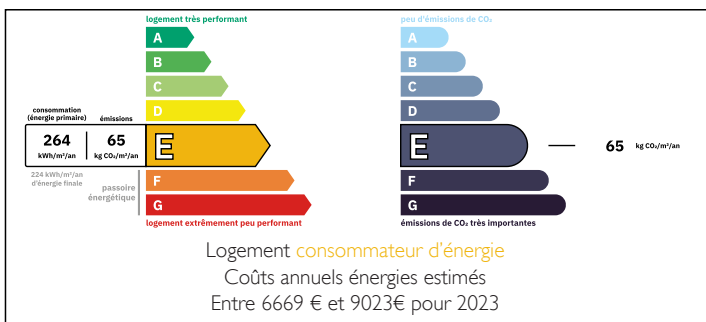
| | |
|-------------|----------------------|
| Town: | Condom |
| Department: | Gers |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 222 m ² |
| Plot Size: | 12700 m ² |

IN BRIEF

A rare opportunity to acquire a distinguished 1850s stone villa set within 1.27 hectares of beautifully landscaped parkland on the edge of the vibrant town of Condom.

Offering 222 m² of living space, rich period detailing, four bedrooms, and sweeping gardens bordered by a river and century-old trees, this property blends timeless charm with development potential—all just a short stroll from the town centre.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Steeped in character, this stately 19th-century maison de maître has remained in the same family for generations. Nestled on the quiet outskirts of Condom, a lively and culturally rich town in the heart of the Gers, the home enjoys a discreet setting, accessed via a long, tree-lined driveway that opens onto a spacious gravel courtyard and a 50 m² garage.

The property's stone façade is adorned with elegant carved detailing, wrought-iron railings, and graceful curved staircases that lead to the main entrance. The rear terrace features charming tiled flooring and a wooden parquet canopy—perfect for al fresco dining while enjoying the parkland views.

Interiors & Layout:

Spanning three floors, with an additional attic and full basement, the 222 m² residence is light-filled and generously proportioned, retaining many original architectural elements: high ceilings, decorative mouldings, parquet floors, and period fireplaces.

The house features four bedrooms—two located on the garden level, each with its own shower room, and two upstairs that share a family bathroom

Ground Floor:

A wide, bright hallway sets an elegant tone from the moment you enter.

Salon (42 m²): Bathed in natural light from three sets of south-facing French doors opening onto a balcony overlooking the garden. A large stone fireplace adds grandeur and warmth.

Dining Room (25 m²): A formal yet welcoming space with west- and north-facing windows—ideal for hosting.

Kitchen (14 m²): Bright and functional, with scope