

Modernised Gascon country house in quiet position close to popular village in the Gers + pool + mountain views



## INFORMATION

Town:	Gondrin
Department:	Gers
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	5002 m2

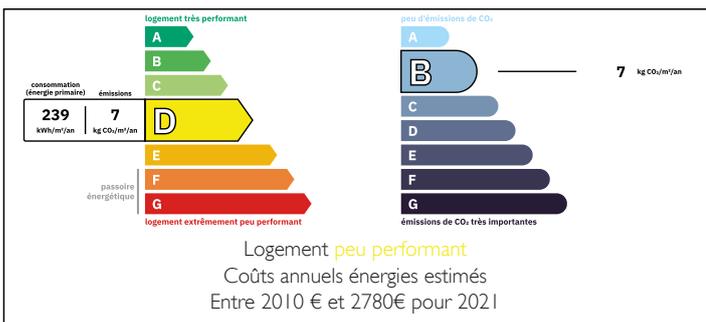


## IN BRIEF

A Charming 19th-Century Gascon Farmhouse with Panoramic Views

This delightful country home combines authentic Gascon character with modern comfort — ideal as a permanent residence or a tranquil holiday retreat. Nestled in the heart of the sought-after Gers countryside, this beautiful former Gascon stone farmhouse offers 146 m<sup>2</sup> of comfortable living space set within 5,002 m<sup>2</sup> of mature, landscaped grounds. The property enjoys a peaceful setting with stunning open views across the rolling Gascon landscape where you can appreciate mountain views and vineyards near and far. Perfectly located on the outskirts of Gondrin with all amenities and Eauze and Condom a short drive away.

## ENERGY - DPE



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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

Gondrin is a charming village in the heart of the Gers, known for its relaxed pace of life, traditional stone houses, and welcoming local markets.

The surrounding department of Gers offers rolling countryside, sunflower fields, and picturesque bastide towns that embody the spirit of Gascony.

Visitors can enjoy renowned Armagnac producers, vibrant summer festivals, and a rich culinary heritage featuring duck, foie gras, and local wines.

With its historic churches, scenic walking routes, and authentic rural atmosphere, the area provides a peaceful yet culturally rich escape in southwest France.

### Ground Floor

The accommodation comprises an inviting entrance hall, a 13.14 m<sup>2</sup> bedroom with built-in wardrobe, a fully fitted open-plan kitchen, and a bright and spacious 48.75 m<sup>2</sup> living room opening onto a south-facing terrace — perfect for outdoor dining and entertaining. A second lounge of 22.70 m<sup>2</sup> provides additional living space. The ground floor also features a modern 5.10 m<sup>2</sup> shower room with walk-in shower, a laundry room, and a separate WC. The property benefits from double glazing throughout, electric and manual shutters plus a modern pellet burner with insulated attic space to make it efficient during cooler months .

### First Floor

Upstairs, the property offers two further air-conditioned bedrooms (14.62 m<sup>2</sup> and 15.48 m<sup>2</sup>) along with a shared WC.

### Exterior & Features

The property is accessed through electric gates and down a sweeping private driveway with ample parking for at least 4 vehicles. The well maintained grounds include a superb masonry swimming pool (14m x 4m), built in 2024, with liner and...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES