



HAMLET WITH WONDERFULLY RESTORED MANOR HOUSE, VILLA AND DOVECOTE, PANORAMIC VIEWS, 40' TOULOUSE AIRPORT

HAMLET WITH
WONDERFULLY
RESTORED MANOR
HOUSE, VILLA AND
DOVECOTE, PANORAMIC
VIEWS, 40' TOULOUSE
AIRP...



PROPERTY FACT FILE	
REFERENCE	A28602MAE31
PRICE	€ 1,000,000 £ 847,550* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	7
ACCOMMODATION	607 m ²
LAND	5000 m ²
TOWN	L'Isle-Jourdain
DEPARTMENT	Gers
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- On top of a hill with views on the country side
- Quiet settings with South exposure
- Swimming-pool of 4 m X 7,5 m with salt treatment
- Wood pellets central heating + aérothermal system
- Chambre d'hôtes in the dovecote + villa of 120 sqm

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Entirely renovated real estate ensemble (hamlet) composed of :

- 1 manoir of approx. 430 sqm habitable space
- 1 dovecote converted into a chambre d'hôtes of approx. 80 sqm
- 1 villa of 121 sqm - norm RT 2012 (energy class A)
- 1 hangar for cars of 10 sqm

DESCRIPTIF

Mansion house built in 1852 composed of :

Ground level :

- 1 entrance hall with 2 entries
- 2 bedrooms of 28 sqm, one with en-suite shower room and toilet
- 1 toilet with sink
- 1 bathroom with bath and simple sink
- 1 massage boudoir of 28 sqm with a rest room
- 1 boiler room (central heating boiler with pellets, brand HARGASSNER) and staff/service entrance
- 1 fully fitted kitchen of 33 sqm with integrated Godin cooker (the old "potager" has been kept and remains accessible under the work surface)
- 1 lounge / dining area of 105 sqm with open fire-place and integrated Polyflam system (to convert into a wood stove)
- 1 bar area with sink

1st floor (access by staircase in the lounge)

- 1 spacious lounge area with sloped ceiling
- 1 large bedroom with en-suite bathroom (West) and lounge of 66 sqm
- 1 large landing area
- 1 small room (8 sqm) used as a single bedroom
- 2 bedrooms of 15 and 22 sqm
- 1 large shower-room with toilet
- 1 room with integrated sink in bespoke piece of furniture and dressing space
- 1 large bedroom (East) with lounge of 53 sqm

A 2nd staircase is leading to the hall on the ground floor

Terrace with South exposure

Terrace with North exposure and access to the swimming-pool

Dovecote converted into a chambre d'hôtes or friend's room

Ground level :

- 1 entrance with toilet and sink
- 1 room for storage and laundry

1st floor :

- large open shower-room

2nd floor :

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28602MAE31>

COMPLETE FILE AND PHOTO ON REQUEST

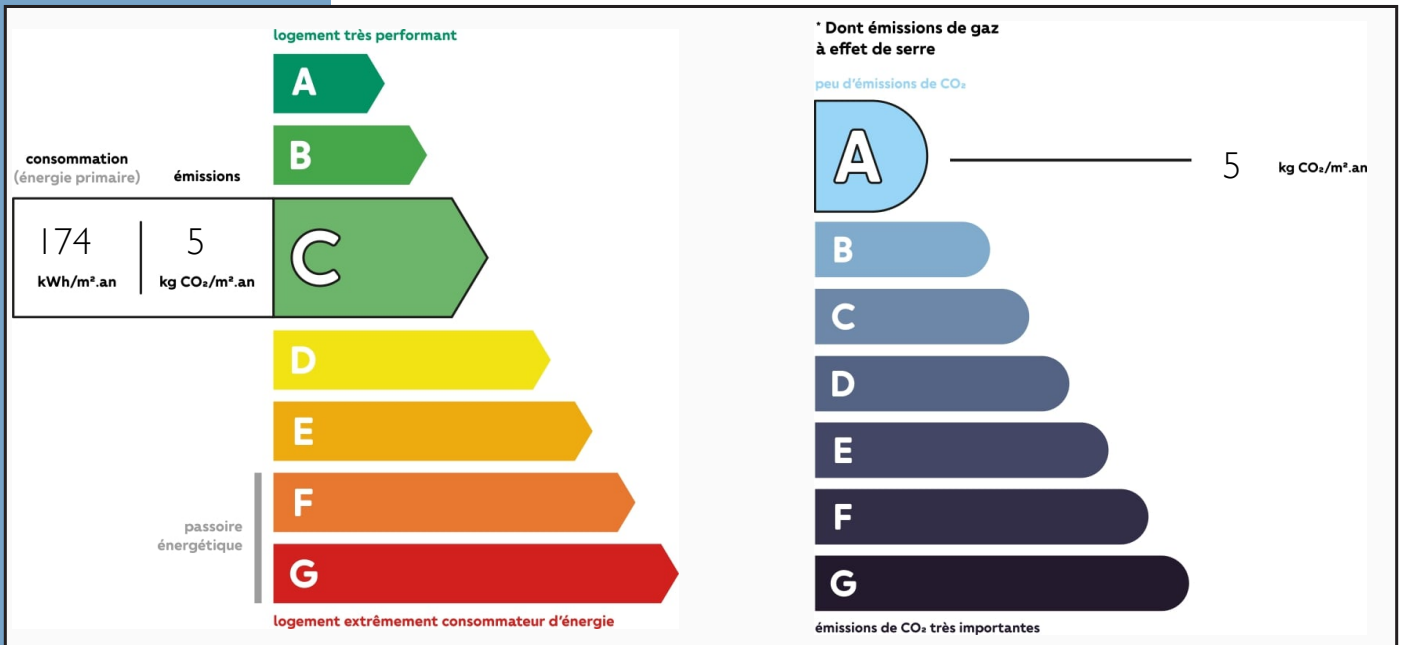


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Ref : A28602MAE3 I

ENERGIE-DPE

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



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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