



## 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 £ 832,050* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	7
ACCOMMODATION	607 m <sup>2</sup>
LAND	5000 m <sup>2</sup>
TOWN	L'Isle-Jourdain
DEPARTMENT	Gers
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change



- 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

## DESRIPTIF

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

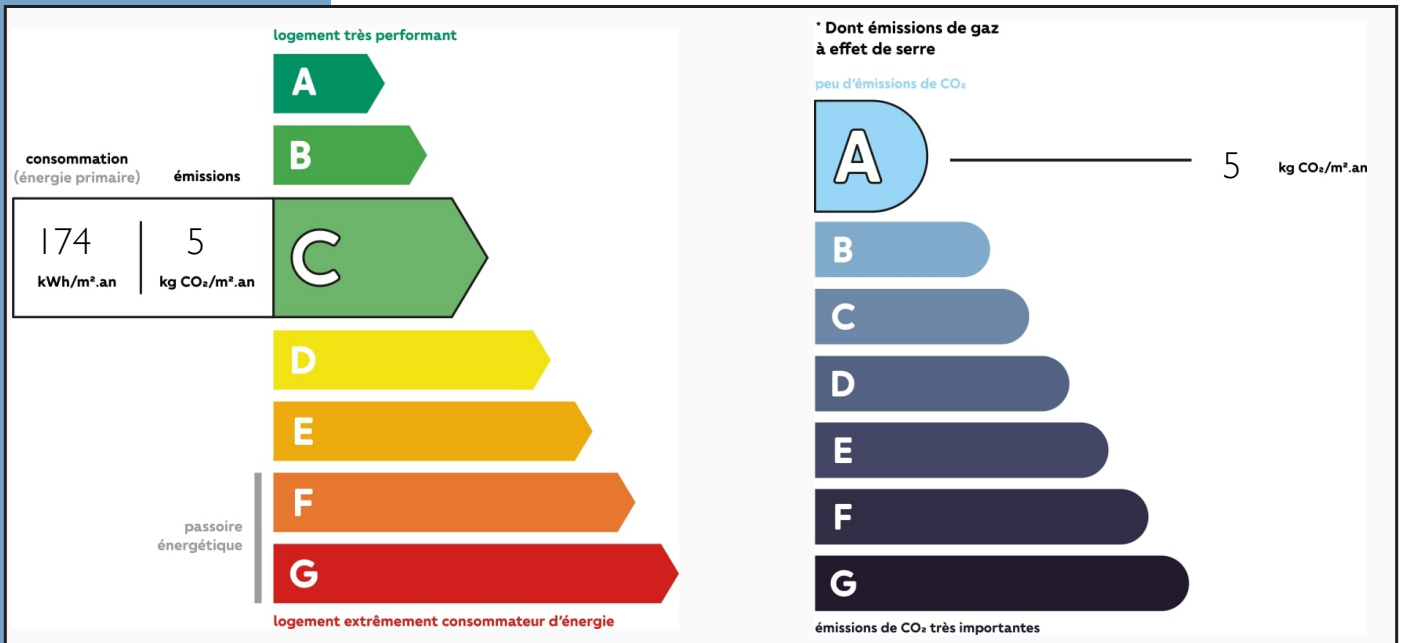


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## ENERGIE-DPE

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  
ON REQUEST

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