



1 H FROM TOULOUSE, RENOVATED MANSION  
HOUSE WITH INDOOR POOL ON 2 HA OF LAND  
WITH OPEN VIEWS ON THE PYRENEES



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POOL ON 2 HA OF LAND  
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THE PY...



PROPERTY FACT FILE	
REFERENCE	A29156MAE32
PRICE	€ 850,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (813 400 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	508 m <sup>2</sup>
LAND	22000 m <sup>2</sup>
TOWN	Simorre
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Quality renovation by architect
- Fantastic views on the Pyrenees mountains
- South exposure
- Indoor pool with wide sliding windows
- Dependences, pond, well

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Mansion house of approximately 508 sqm habitable space, entirely renovated by an architect with authentic materials. Situated in a dominant position facing the Pyrenees mountains, South exposure, quiet country settings. Quaint little village with shops at 5 mn, small town with all amenities at

## DESCRIPTIF

The XVIIIth - XIXth century Mansion House renovated in 2010 is composed of :

- One large vestibule with on the left, a cloakroom with cupboards, a shower room and toilet
  - a winter garden (that can be used as an extra bedroom)
  - on the right, a large utility/storage room with direct access to the cars parking space
  - an entrance hall with a main door on the South and an authentic wooden staircase, leading to :
  - 1 double lounge room with insert fire place of 44,10 sqm
  - 1 kitchen / dining room of 49,50 sqm
- Indoor swimming-pool (heated) of 9 X 4 meters
- Panoramic resting lounge of 14 sqm
  - Shower room with toilet
  - Technical area

1st floor :

- large landing area with lounge

On the left :

- 1 large bedroom of approx. 17 sqm
  - 1 large shower room with toilet of approx. 12 sqm
  - 1 bedroom of approx. 15 sqm
- (the 2 bedrooms share the bathroom)

On the right :

- 1 large room of approx. 18 sqm
  - 1 bathroom of approx. 10 sqm
  - 1 bedroom of approx. 21,50 sqm
- (the 2 bedrooms share the bathroom with individual access on both sides)

Heating :

- 1 heat pump for the floor heating on the ground floor
- 1 heat pump for the 1st floor radiators
- 1 heat pump for the indoor pool

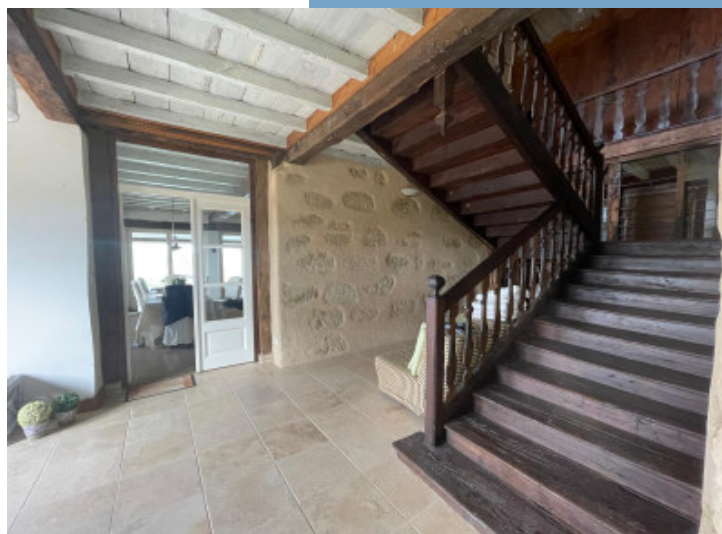
Wooden floors and tiles used on floors.

Dependences :

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29156MAE32>

COMPLETE FILE AND PHOTO ON REQUEST



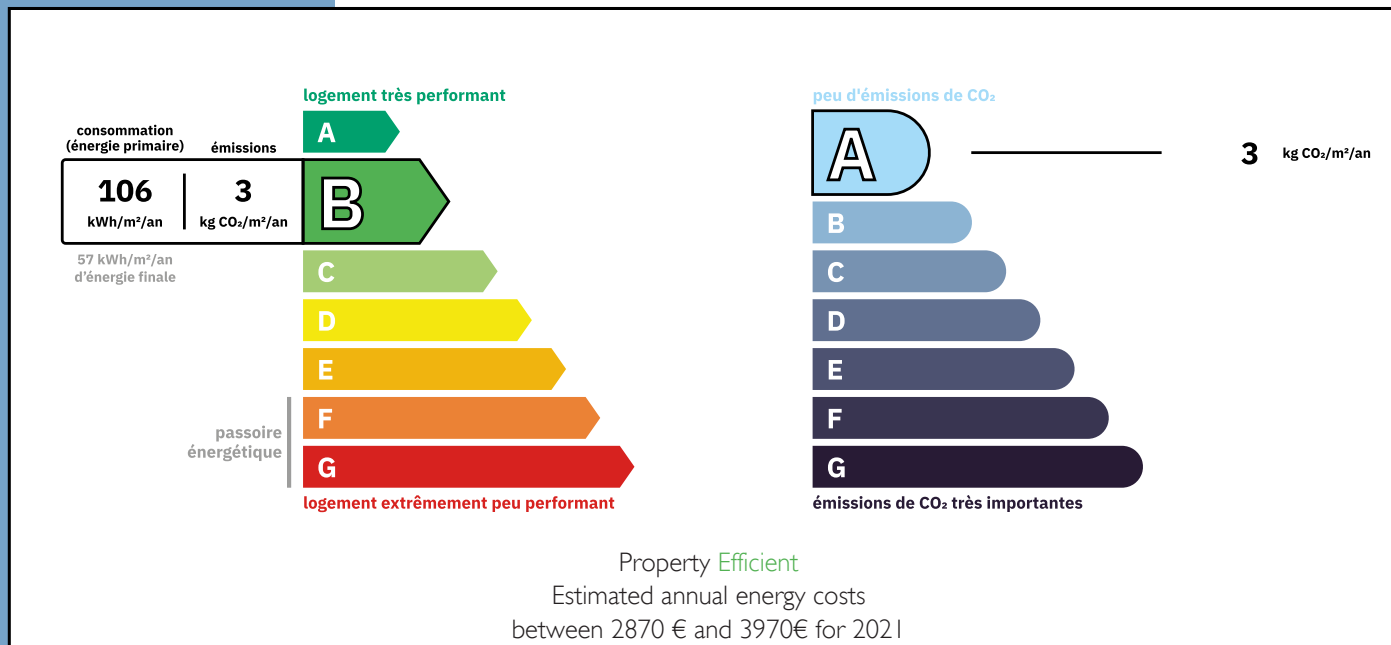


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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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