



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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RENOVATED MANSION
HOUSE WITH INDOOR
POOL ON 2 HA OF LAND
WITH OPEN VIEWS ON
THE PY...



PROPERTY FACT FILE	
REFERENCE	A29156MAE32
PRICE	€ 850,000 £ 703,460* *agency fees included: 4 % TTC to be paid by the buyer (813 400 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	508 m ²
LAND	22000 m ²
TOWN	Simorre
DEPARTMENT	Gers
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 slidding 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

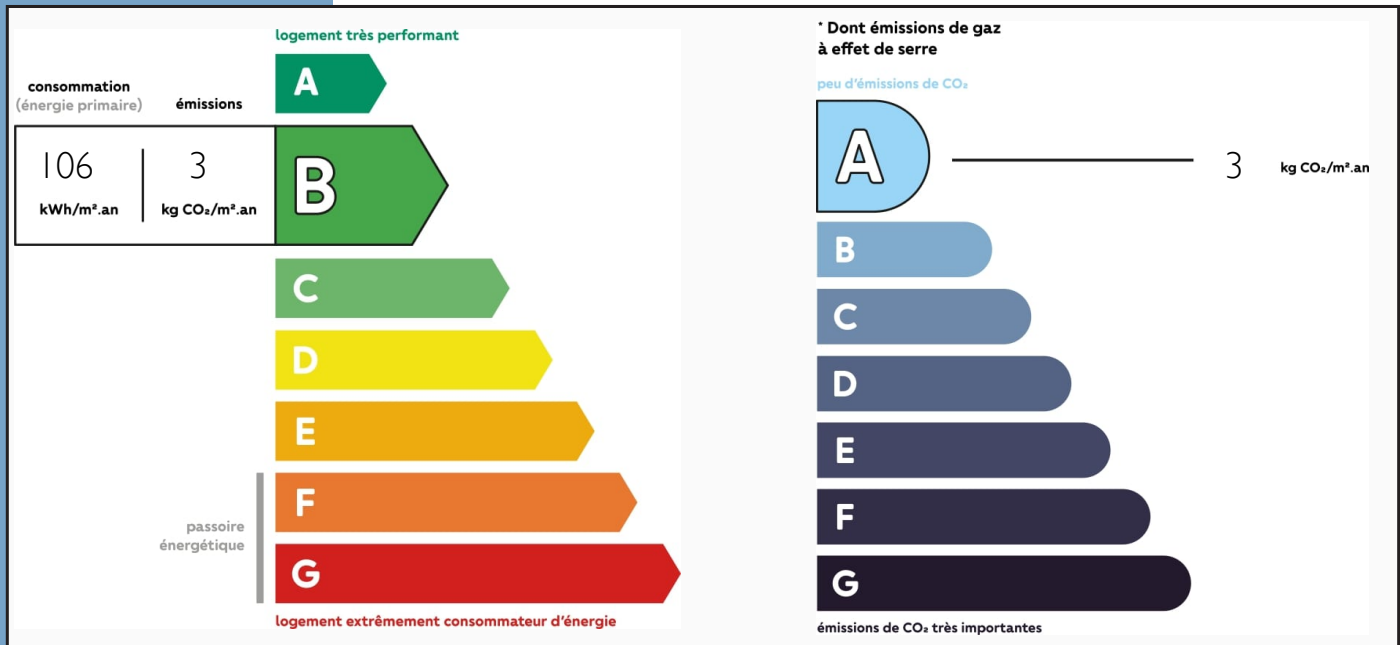


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ENERGIE-DPE

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



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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