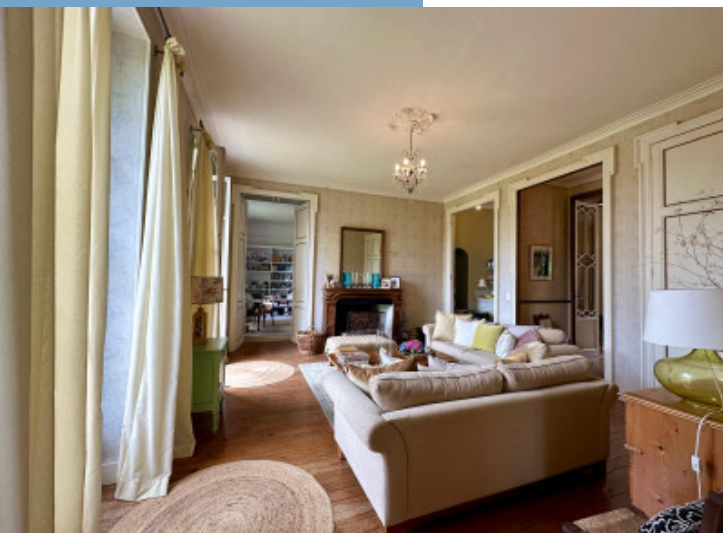




ELEGANT CHARTREUSE STYLE COUNTRY RETREAT WITH POOL, PRIVATE GROUNDS AND COUNTRYSIDE VIEWS

ELEGANT CHARTREUSE
STYLE COUNTRY RETREAT
WITH POOL, PRIVATE
GROUNDS AND
COUNTRYSIDE VIEWS...



PROPERTY FACT FILE	
REFERENCE	A30996SAT32
PRICE	€ 550,000 £ 462,660* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	301 m ²
LAND	20159 m ²
TOWN	Gondrin
DEPARTMENT	Gers
LOCATION	
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



Steeped in history, this truly charming Chartreuse style country retreat known as 'Le Chateau' is ideally situated in it's own private park surrounded by the rolling countryside of the beautiful Gers. This luminous property maintains it's refined decor and architectural features from artisan craftsmen including, the exterior double stone

DESCRIPTIF

The charm of this house is undeniably it's formality; high ceilings, original doors and grand dimensions offering a real 'wow' factor coupled with the recent installation of solar panels heating all the water in the house and a new heating system, comfortable, modern living is achieved.

This property briefly comprises;

BASEMENT

Workshop 32m² with exterior doors, ideal for your winter wood delivery

Cellar 29m² including 10m² area where 2000 wine bottles can be stored

Boiler room 72m² large clutter free space, ideal for storage

Summer kitchen 36m² with sink, counter tops and tiled floor with exterior doors for taking deliveries

GROUND FLOOR

Entrance 18m²

Kitchen 30m² fully fitted with ample storage and a dining area also Pantry 9 m² with useful shelving

Dining room 23m² double aspect views to the grounds perfect for entertaining

Sitting room 31m² including two fitted storage areas of 3m² each; one of which is currently used as a bar, the pretty open fireplace has been recently replastered, french doors open to a balcony ideal for apero's and views of the parkland

Library 19m² another well appointed room with door to Office 7m² WC 4.5m²

Laundry room 14.5m² newly decorated with spot lights

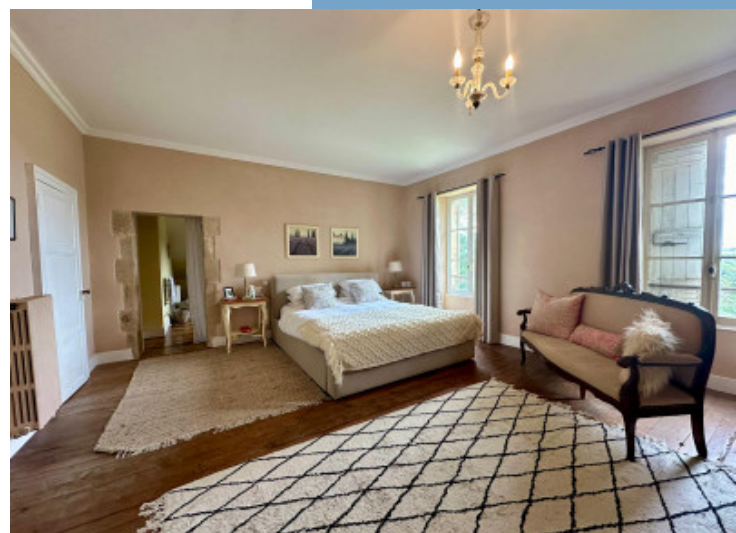
FIRST FLOOR

Landing 12m² with wooden floors and attic 4m² leads to three bedrooms of 28.5m², 26m² and 14.5m² each with their own en-suite bathrooms offering privacy if guests are staying or an ideal configuration if used as a chambres d'hôtes activity, for example. With a store room 5.5m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30996SAT32>

COMPLETE FILE AND PHOTO ON REQUEST

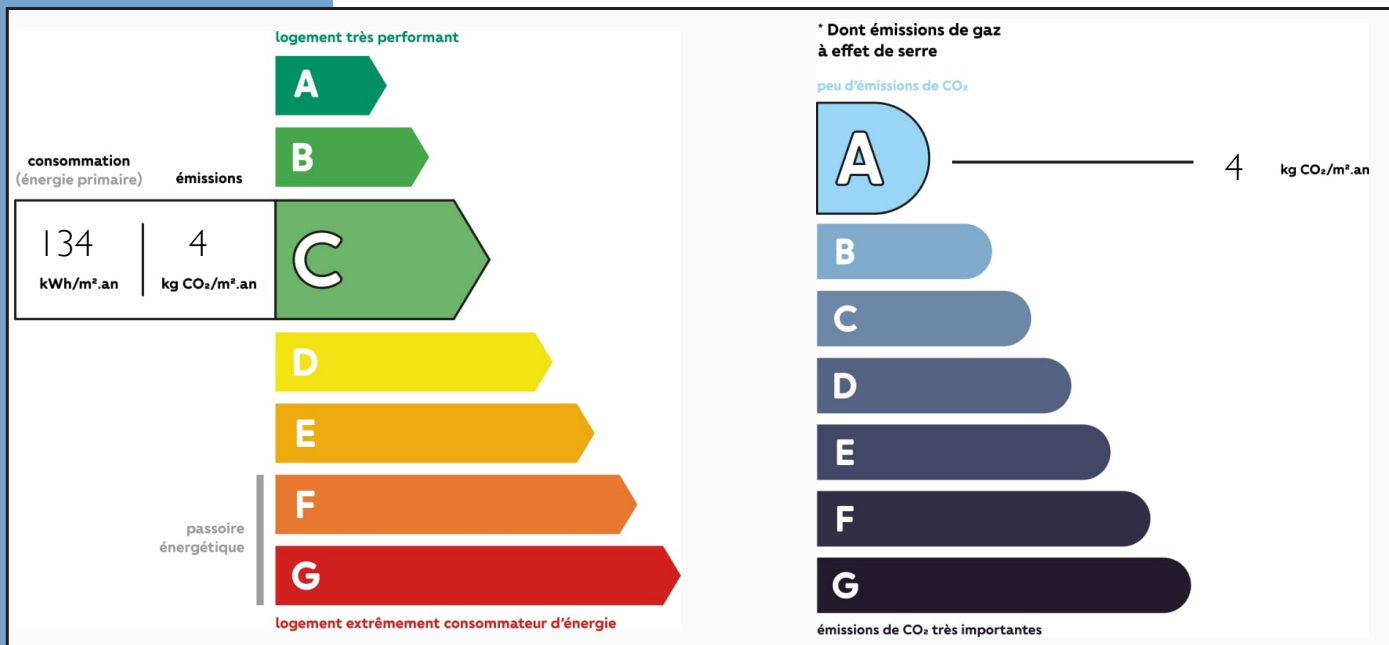


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COUNTRY RETREAT WITH
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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