



## 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 £ 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



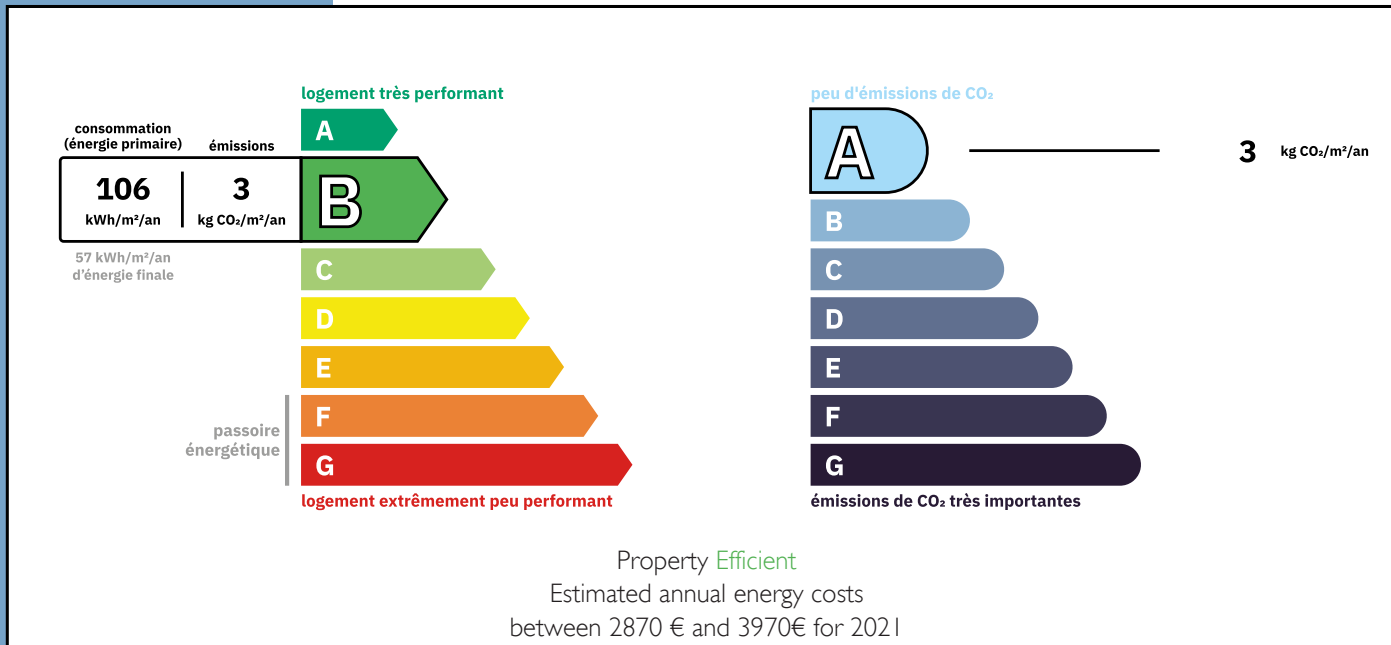


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A29156MAE32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)