LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



1H FROM TOULOUSE, RENOVATED MANSION HOUSE WITH INDOOR POOL ON 2 HA 20 OF LAND WITH OPEN VIEWS ON THE PYRENEES

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PROPERTY FACT FILE

REFERENCE	A29156MAE32
PRICE	€ 750,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (714 300 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	508 m²
LAND	22000 m²
TOWN	Simorre
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- 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







DESCRIPTION

The XVIIIth - XIXth century Mansion House renovated in 2010 is composed of :
- One large vestibule with on the left, a cloackroom 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

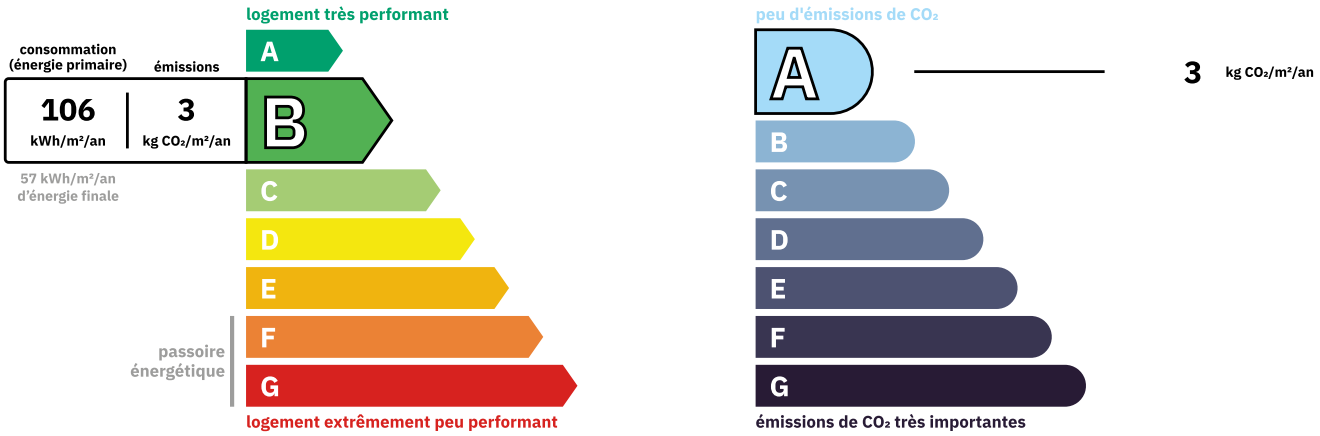
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2870 € and 3970€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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