



## RENOVATED 4BED CHARTREUSE WITH PANORAMIC VIEWS, POOLHOUSE PRIVATE SETTING ( GERS)



RENOVATED 4BED  
CHARTREUSE WITH  
PANORAMIC VIEWS,  
POOLHOUSE PRIVATE  
SETTING ( GERS)...



PROPERTY FACT FILE	
REFERENCE	A32864LBC32
PRICE	€ 2,000,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 900 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	393 m <sup>2</sup>
LAND	30000 m <sup>2</sup>
TOWN	Lahitte
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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Located in a quiet village in the Gers 40ms from Toulouse airport,  
Pyrenees 1hr30, Atlantic 2hrs 30.  
Carefully renovated using quality materials, heat pump heating floor  
heating throughout the house, 2 inserts with pump for heat  
distribution throughout the house.

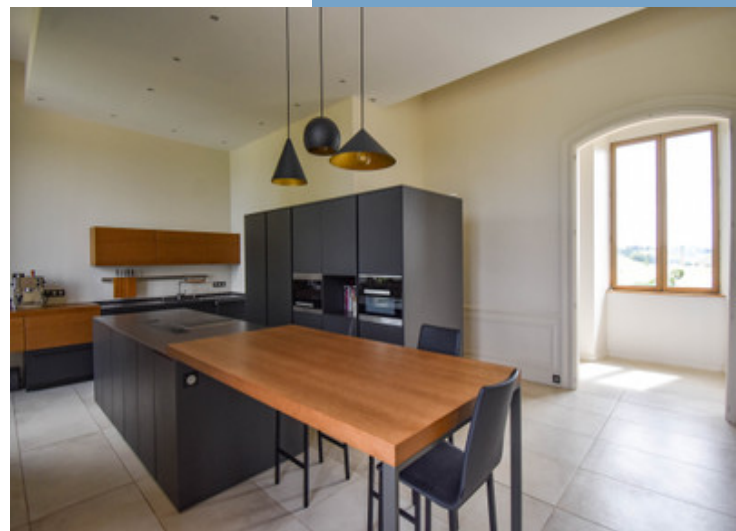
## DESCRIPTIF

Electric gate opening onto large driveway and gardens  
Entrance to 33m<sup>2</sup> Living Room with marble chimneypiece  
Dining room - 39m<sup>2</sup> with 4m high ceiling, 18 century wood moldings,  
marble fountain and large Murano chandelier (est 14.000e Euros)  
Hallway 11m<sup>2</sup>  
Bedroom 1 - 34m<sup>2</sup> with shower room/wc accessible by staircase in  
room  
Master bedroom 31m<sup>2</sup> with en-suite bathroom 12m<sup>2</sup>, wc and  
dressing room  
Opposite wing  
Spacious and bright kitchen 37m<sup>2</sup> ( fitted german Leitch kitchen  
furniture with Miele Kitchen equipment, Steam oven, Plate warmer  
Hallway 12m<sup>2</sup>  
Toilets with basin  
Office 10m<sup>2</sup>  
Bedroom 3 - 12m<sup>2</sup>  
Bedroom 4 - 20m<sup>2</sup> with cihmey and fitted library cabinet  
Shower room with walk in shower  
Toilet with basin  
Living room / TV room 47m<sup>2</sup> with chimney insert, fitted wall furniture  
Lower Level  
Chais - Cellar 80m<sup>2</sup>  
Wine cellar 31m<sup>2</sup>  
Laundry 30m<sup>2</sup>  
Workshop 51m<sup>2</sup>  
Garage with twin door 32m<sup>2</sup>  
Cellar 8m<sup>2</sup>  
Pool house 30m<sup>2</sup> with fitted kitchen, shower room with walk in  
shower, wash basin and toilets  
Garden equipment store  
Pool equipment room  
2 wells

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

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A32864LBC32>

COMPLETE FILE AND PHOTO ON REQUEST

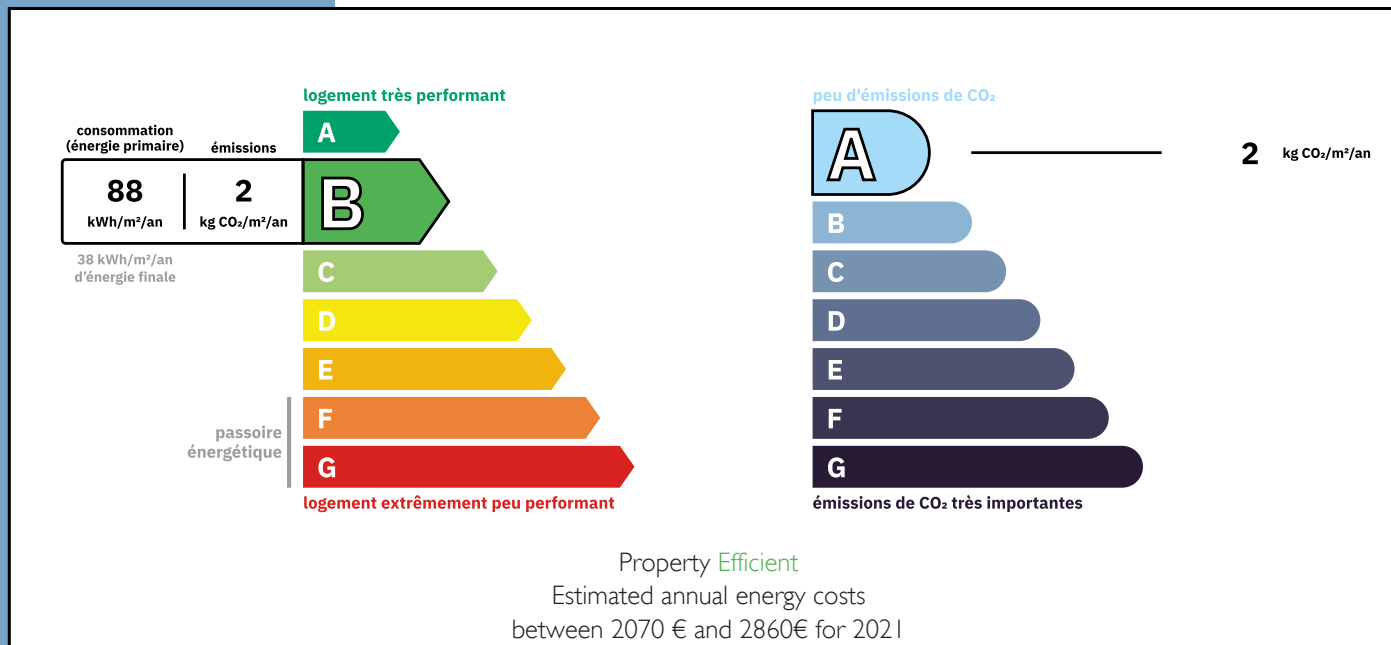


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## ENERGIE-DPE

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## NOTICE

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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

Réf :A32864LBC32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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