



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	€ 1,650,420 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 557 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	393 m ²
LAND	30000 m ²
TOWN	Gimont
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Dominant position overlooking a quaint village
- Open views
- South exposure
- Large swimming-pool with pool house
- Double garage

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

Ref : A32864LBC32

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.

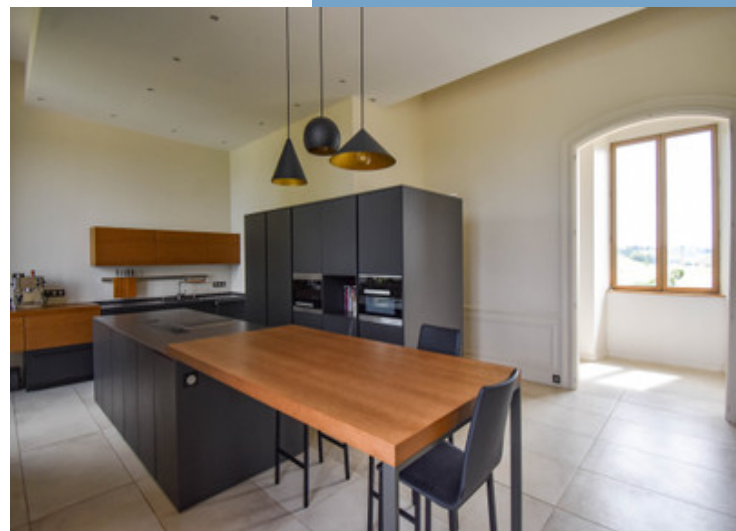
DESCRIPTIF

Electric gate opening onto large driveway and gardens
Entrance to 33m2 Living Room with marble chimneypiece
Dining room - 39m2 with 4m high ceiling, 18 century wood moldings,
marble fountain and large Murano chandelier (est 14.000e Euros)
Hallway 11m2
Bedroom 1 - 34m2 with shower room/wc accessible by staircase in
room
Master bedroom 31m2 with en-suite bathroom 12m2, wc and
dressing room
Opposite wing
Spacious and bright kitchen 37m2 (fitted german Leitch kitchen
furniture with Miele Kitchen equipment, Steam oven, Plate warmer
Hallway 12m2
Toilets with basin
Office 10m2
Bedroom 3 - 12m2
Bedroom 4 - 20m2 with cihmey and fitted library cabinet
Shower room with walk in shower
Toilet with basin
Living room / TV room 47m2 with chimney insert, fitted wall furniture
Lower Level
Chais - Cellar 80m2
Wine cellar 31m2
Laundry 30m2
Workshop 51m2
Garage with twin door 32m2
Cellar 8m2
Pool house 30m2 with fitted kitchen, shower room with walk in
shower, wash basin and toilets
Garden equipment store
Pool equipment room
2 wells

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

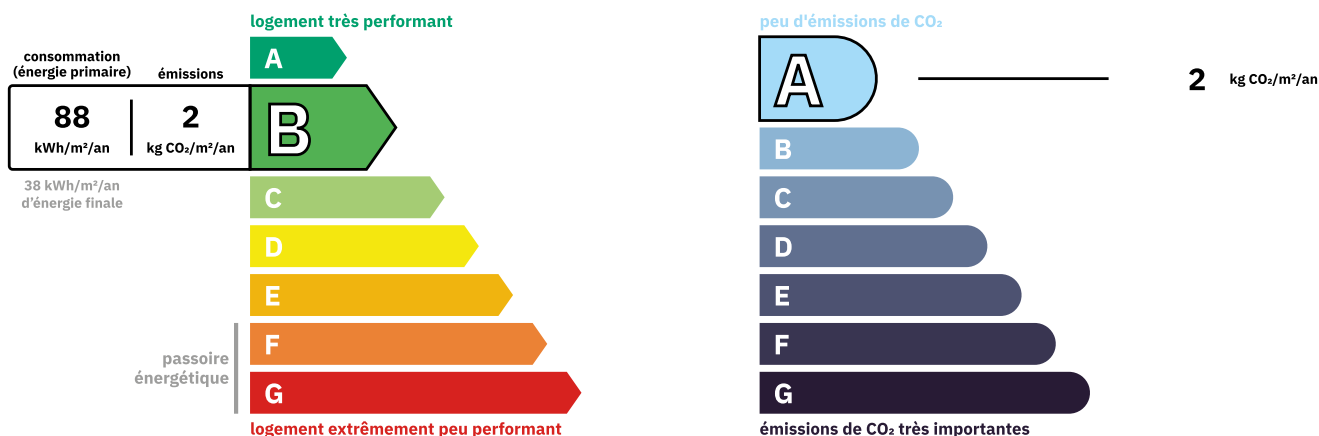
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A32864LBC32

ENERGIE-DPE

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



Property **Efficient**
Estimated annual energy costs
between 2070 € and 2860€ for 2021

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

Réf : A32864LBC32
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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