



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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THE PY...



PROPERTY FACT FILE	
REFERENCE	A29156MAE32
PRICE	€ 795,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (761 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	508 m ²
LAND	22000 m ²
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

DESCRIPTION

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

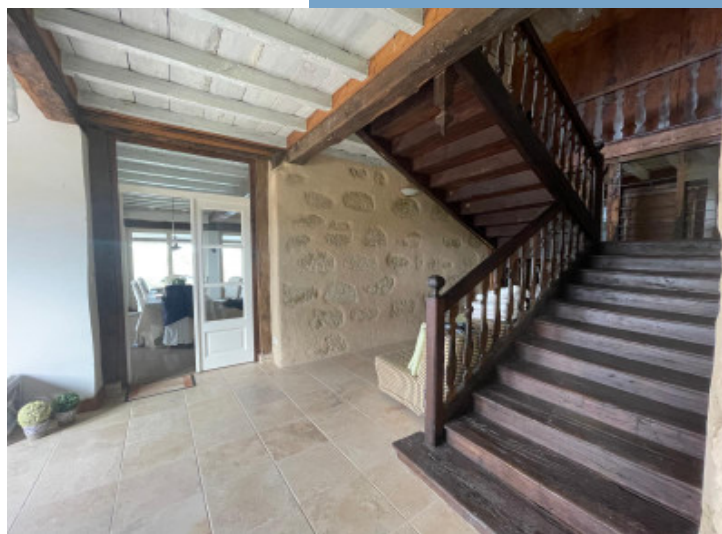
Wooden floors and tiles used on floors.

Dependences :

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29156MAE32>

COMPLETE FILE AND PHOTO ON REQUEST

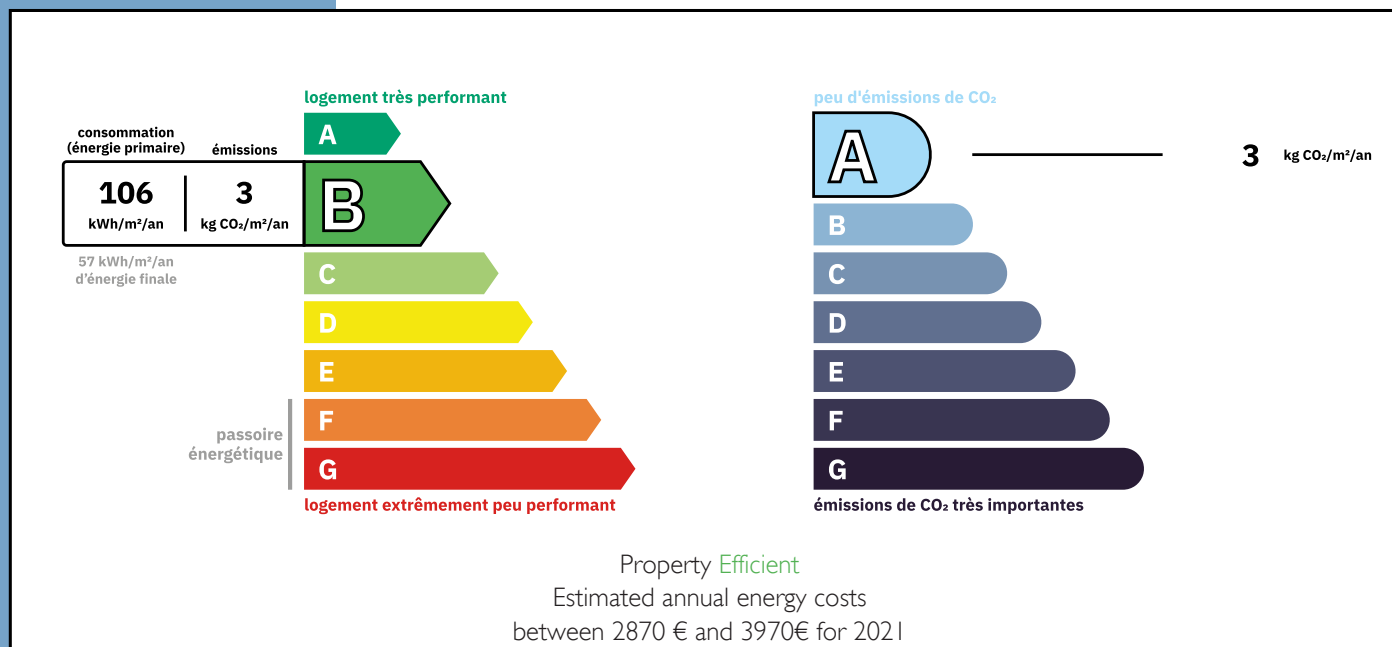


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ENERGIE-DPE

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



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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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