



I H TOULOUSE, RENOVATED XVIIITH CENT.
CHARTREUSE ON 3 HA OF LAND ON A
DOMINANT POSITION, POOL, NEAR A HAMLET

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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

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Located in a quiet village in the Gers, 40 mn from Toulouse airport, Pyrenees skiing resort 1H30, Atlantic ocean 2H 30, Mediterranean sea 3H.

Carefully renovated using quality materials, heat pump heating floor heating throughout the house, 2 inserts with pump for heat

DESCRIPTION

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>

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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

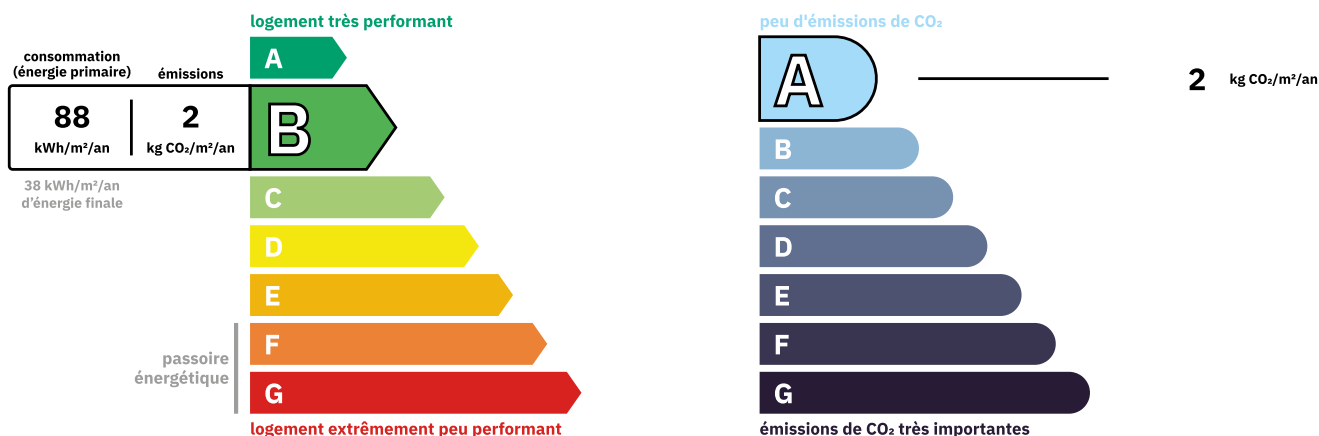
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Efficient**
Estimated annual energy costs
between 2070 € and 2860€ for 2021

NOTICE

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

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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
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