

IH from Toulouse, renovated mansion house with indoor pool on 2 HA of land with open views on the Pyrenees



## INFORMATION

Town:	Simorre
Department:	Gers
Bed:	4
Bath:	4
Floor:	508 m2
Plot Size:	22000 m2

## IN BRIEF

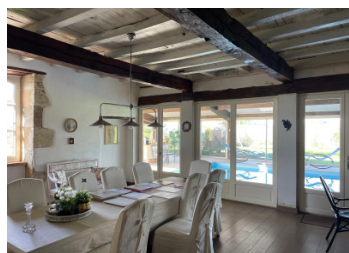
Mansion house of approximately 508 sqm habitable space, entirely renovated by an architect with authentic materials.

Situated in a dominant position facing the Pyrenees mountains, South exposure, quiet country settings.

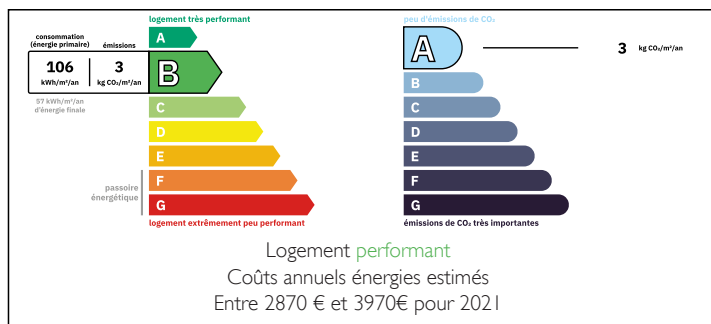
Quaint little village with shops at 5 mn, small town with all amenities at 15

mn.

Toulouse-Blagnac airport at 1 hour's drive.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## 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

## LOCAL TAXES

**Taxe foncière: 1699 EUR**

**Taxe habitation: EUR**

## NOTES

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 :

- One large original building (with solid structure) of 25 X 12 meters formerly used as horses barns and