

30 mn from Toulouse airport, pretty villa with pool and 5 bedrooms on 5924 sqm garden, South, garage



INFORMATION

Town:	L'Isle-Jourdain
Department:	Gers
Bed:	5
Bath:	1
Floor:	230 m2
Plot Size:	5924 m2

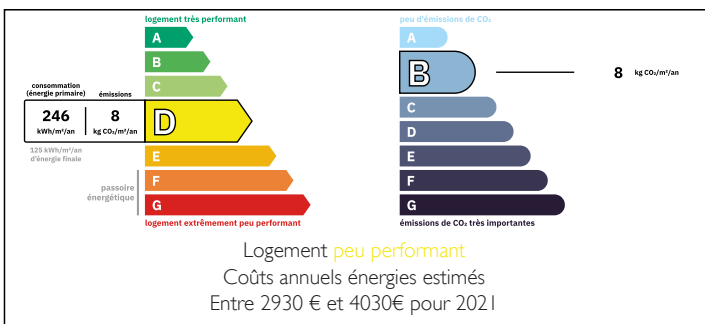


IN BRIEF

Villa of 230 sqm habitable space built in 1983, 5 mn from L'Isle-Jourdain and 30 mn from Toulouse airport in the middle of the country side, South exposure, pool of 10 x 4 (chlorine), garage, 5 bedrooms.



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

Situated in a dominant position with a private path, this pleasant villa is set in quiet country settings with open views.

All amenities are 15 minutes away in L'Isle-Jourdain and Toulouse airport is only 30 minutes away.

The villa is composed of :

Ground level

- entrance/veranda
- entrance hall with wood stove of 11.98 sqm
- wc with sink of 2.13 sqm
- hallway to bedrooms of 14.13 sqm
- bathroom with bath, shower and double sink of 8.79 sqm
- bedroom 1 : 13.58 sqm with cupboards
- bedroom 2/study : 8 sqm
- bedroom 3 : 16.50 sqm with cupboards
- fitted kitchen of 17.18 sqm
- dining/lounge area with open fireplace : 43.59 sqm

1st floor (access by wooden staircase) :

- bedroom 4 : 9.71 sqm
- bedroom 5 : 9.70 sqm
- wc with sink : 1.98 sqm

Access to attic of 8.64 sqm (storage space), ceiling height 1.69 m

Playroom/TV room (without windows) of 71.48 sqm (ceiling height 2.09 m)

Garage : 47.49 sqm (with mezzanine/gym area)
Laundry room : 5.84 sqm

Covered terrasse (South exposure) of 19.78 sqm
Pool 10 x 4 meters (chlorine)

Wood shed, pool technical area and garden shed

Heating :

- electric radiators

LOCAL TAXES

Taxe foncière: 2350 EUR

Taxe habitation: EUR

NOTES