

IH TOULOUSE, Renovated XVIIIth cent. Chartreuse on 3 HA of land on a dominant position, pool, near a hamlet



## INFORMATION

Town:	Gimont
Department:	Gers
Bed:	5
Bath:	4
Floor:	393 m2
Plot Size:	30000 m2

## IN BRIEF

Located in a quiet village in the Gers, 40 mn from Toulouse airport, Pyrenees skiing resort IH30, 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 distribution throughout the house.

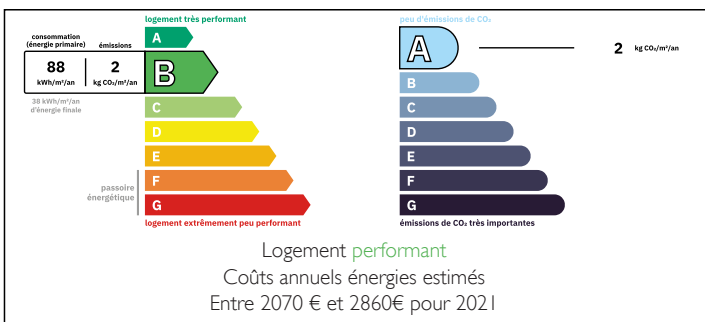
High-end German kitchen Leicht with Miele Steam Oven,

Electric shutters

Salt water swimming pool 12 x 6m liner (2 years) roller shutter for safety

Pool house with fitted kitchen and large bay window, sliding aluminium doors opening completely onto the pool terrace

## 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

Electric gate opening onto large driveway and gardens

Entrance to 33m<sup>2</sup> Living Room with marble chimneypiece

Dining room - 39m<sup>2</sup> with 4m high ceiling, 18 century wood moldings, marble fountain and large Murano chandelier (est 14.000e Euros)

Hallway 11m<sup>2</sup>

Bedroom 1 - 34m<sup>2</sup> with shower room/wc accessible by staircase in room

Master bedroom 31m<sup>2</sup> with en-suite bathroom 12m<sup>2</sup>, wc and dressing room

Opposite wing

Spacious and bright kitchen 37m<sup>2</sup> ( fitted german Leitch kitchen furniture with Miele Kitchen equipment, Steam oven, Plate warmer

Hallway 12m<sup>2</sup>

Toilets with basin

Office 10m<sup>2</sup>

Bedroom 3 - 12m<sup>2</sup>

Bedroom 4 - 20m<sup>2</sup> with cihmey and fitted library cabinet

Shower room with walk in shower

Toilet with basin

Living room / TV room 47m<sup>2</sup> with chimney insert, fitted wall furniture

Lower Level

Chais - Cellar 80m<sup>2</sup>

Wine cellar 31m<sup>2</sup>

Laundry 30m<sup>2</sup>

Workshop 51m<sup>2</sup>

Garage with twin door 32m<sup>2</sup>

Cellar 8m<sup>2</sup>

Pool house 30m<sup>2</sup> with fitted kitchen, shower room with walk in shower, wash basin and toilets

Garden equipment store

Pool equipment room

2 wells

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES