

Gers, 1H from Toulouse, 18th century property of 353 sqm habitable space on 32 HA of land with 2nd house, pool



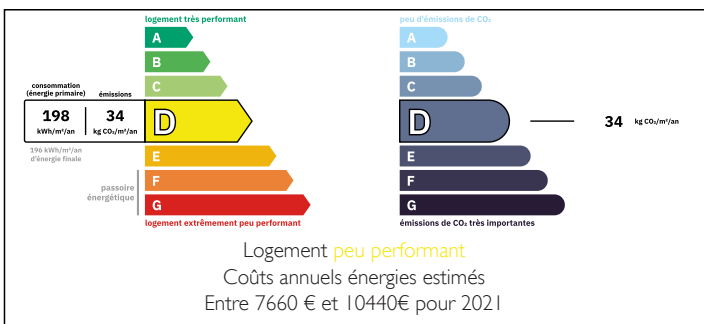
INFORMATION

Town:	Simorre
Department:	Gers
Bed:	6
Bath:	4
Floor:	477 m2
Plot Size:	323300 m2

IN BRIEF

Wonderful 18th century property, renovated in the 1990's and in need of modernisation works, on 32 HA of land (in one piece), in quiet country surroundings with views on the Pyrenees mountains. Mansion house of approx. 354 sqm and independent house of 123 sqm. Garage of 62 sqm. Pool. The land is composed of meadows (for hay), woods of oak trees and moors.

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

18th-century property with period fireplaces and features, set on 32.33 hectares of contiguous land. Views of the Pyrenees. Peaceful countryside location. Main house and annex with terrace (formerly used for receptions and music), swimming pool.

Layout of the main house:

Ground Floor:

Right Wing

- Main entrance (East): $7 \times 2.56 = 17.92$ sqm
- Living room with fireplace and period wooden cupboards: $6.14 \times 4.51 = 27.69$ sqm
- Laundry room/gas boiler/toilet/sink: $3.59 \times 3.10 = 11.12$ sqm
- Storage room with sink : $3.30 \times 2.12 = 6.99$ sqm
- Hallway leading to garage: $1.22 \times 2.89 = 3.52$ sqm
- Shower room with shower/sink/toilet: $2.14 \times 3.22 = 6.89$ sqm
- Garage: $7.92 \times 7.77 = 61.53$ sqm

Left Wing:

- West Entrance: $1.91 \times 3.33 = 6.36$ sqm
- Pantry: $4 \times 1.50 = 6$ sqm
- Fore-Kitchen with fireplace: $7.36 \times 7.16 = 52.69$ sqm
- Kitchen: $5.49 \times 4.39 = 24.10$ sqm
- Large Living Room with French Doors offering views of the Pyrenees to the South: $13.33 \times 6.11 = 81.44$ sqm

First Floor :

- Landing with wooden floor (including stairwell): $2.50 \times 8.21 = 20.52$ sqm

Right Wing:

- Bathroom (bathtub, sink, toilet): $3.16 \times 3.54 = 11.18$ sqm
- Bedroom 1 (between bathroom and bedroom 2): $3 \times 3.36 = 10.08$ sqm
- Bedroom 2 with period fireplace: $6.47 \times 4.05 = 26.20$ sqm

Left wing:

- Bedroom 3 with period fireplace: $4.60 \times 4.96 = 22.81$ sqm
- Bedroom 4: $3.91 \times 2.30 = 8.99$ sqm
- Bedroom 5: $4 \times 2.18 = 8.72$ sqm

LOCAL TAXES

Taxe foncière: **1959 EUR**

Taxe habitation: **EUR**

NOTES