

Hamlet with wonderfully restored Manor House, villa and dovecote, panoramic views, 40' Toulouse airport



INFORMATION

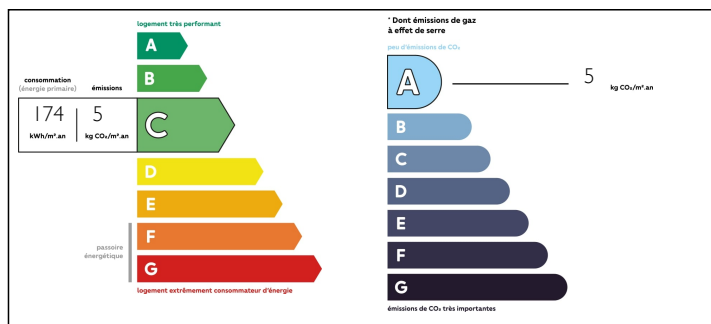
Town:	L'Isle-Jourdain
Department:	Gers
Bed:	11
Bath:	7
Floor:	607 m2
Plot Size:	5000 m2

IN BRIEF

Entirely renovated real estate ensemble (hamlet) composed of : - 1 manoir of approx. 430 sqm habitable space - 1 dovecote converted into a chambre d'hôtes of approx. 80 sqm - 1 villa of 121 sqm - norm RT 2012 (energy class A) - 1 hangar for cars of 10 sqm - 1 garage + workshop of 80 sqm (can be converted into an extra lodging : windows done) - 1 storage room for stock of wood of 12 sqm - 1 swimming-pool with salt treatment of 4 X 7,5 m Plot of land of 5000 sqm with trees and a well on a dominant situation with open views on the country side Organic agriculture all around Access by a long stoned way No visible neighborhood



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.



LOCAL TAXES

Taxe foncière: 640 EUR

NOTES

DESCRIPTION

Mansion house built in 1852 composed of :

Ground level :

- 1 entrance hall with 2 entries
- 2 bedrooms of 28 sqm, one with en-suite shower room and toilet
- 1 toilet with sink
- 1 bathroom with bath and simple sink
- 1 massage boudoir of 28 sqm with a rest room
- 1 boiler room (central heating boiler with pellets, brand HARGASSNER) and staff/service entrance
- 1 fully fitted kitchen of 33 sqm with integrated Godin cooker (the old "potager" has been kept and remains accessible under the work surface)
- 1 lounge / dining area of 105 sqm with open fire-place and integrated Polyflam system (to convert into a wood stove)
- 1 bar area with sink

1st floor (access by staircase in the lounge)

- 1 spacious lounge area with sloped ceiling
- 1 large bedroom with en-suite bathroom (West) and lounge of 66 sqm
- 1 large landing area
- 1 small room (8 sqm) used as a single bedroom
- 2 bedrooms of 15 and 22 sqm
- 1 large shower-room with toilet
- 1 room with integrated sink in bespoke piece of furniture and dressing space
- 1 large bedroom (East) with lounge of 53 sqm

A 2nd staircase is leading to the hall on the ground floor

Terrace with South exposure

Terrace with North exposure and access to the swimming-pool

Dovecote converted into a chambre d'hôtes or friend's room

Ground level :

- 1 entrance with toilet and sink
- 1 room for storage and laundry

1st floor :

- large open shower-room

2nd floor :