LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A32382GT32 Price: 523 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (496 850 EUR without fees)

STUNNING 1872 MAISON DE MAÎTRE/SUPERB MOUNTAIN VIEWS/BARNS / SPECTACULAR GARDEN+POOL/ NR MIELAN















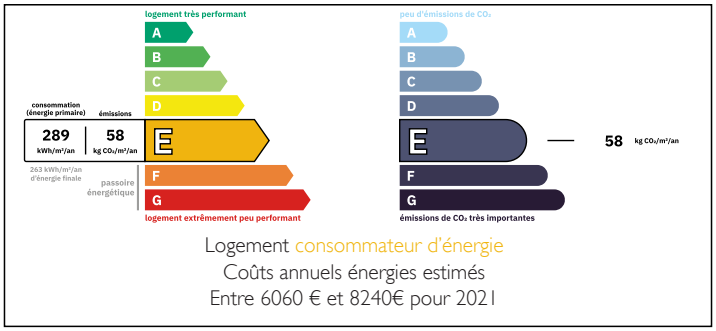
INFORMATION

Town:	Sainte-Dode
Department:	Gers
Bed:	6
Bath:	4
Floor:	219 m2
Plot Size:	2800 m2

IN BRIEF

Built in 1872 for a member of the family who owned the chateau next-door, this maison de maitre is a gem of la Belle Epoque. The architectural integrity has been retained including stained glass, oak windows, layout, the staircase and orignal doors. There are 6 bedrooms, 4 are en suite, a custom-built kitchen, a separate dining room, a spacious living room, a study, ground floor WC, and full basement. Outside is a beautiful garden, which wraps around the house with an extraordinary range of planting, two Sequoias and a variety of fuit trees. On the east side is a large 2 storey barn with unconverted rooms, a workshop, wood store, car port area and an open games room. Behind the house is a small pond, greenhouse and a lawned area. To the south is a lawned area with...

ENERGY - DPE



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Coûts annuels énergies estimés
Entre 6060 € et 8240€ pour 2021

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.

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NOTES

DESCRIPTION

This exceptional property was beautifully designed and built in the early days of la Belle Epoque which it still fully reflects. It is rare to find this style of property in the region. The rooms are distributed over 3 floors with a full basement. They are all well-proportioned. The wealth of original features includes the stained glass doors in the entry hall that closes off the turned oak staircase that curves its way to the top of the house.

The lovely spacious salon on the left has a marble fireplace, original ceiling roses with elegant chandeliers, and a large window to the south and the mountain view and one to the north with a view to the pond, vegetable garden and two magnificent Sequoia trees.

The dining room to the right, with similar original features, has a view to the mountains, garden, the terrace and the swimming pool.

Through one of the stained glass doors you find a WC tucked in neatly under the stairwell and the custom-designed kitchen. This is a lovely room with double exposition, a central island and lots of cupboard and workspace, all conceived by a culinary professional.

Through the other stained glass door is the staircase and up on the first floor are four ensuite bedrooms and a lovely little space with a window to the south and a magnificent mountain view.

Up on the top floor is a study with an even better view, a small...