

IH TOULOUSE, Gers, renovated single-storey stone house on IHA30 of land, open views on Pyrenees, isolated



INFORMATION

Town:	Saramon
Department:	Gers
Bed:	3
Bath:	3
Floor:	260 m2
Plot Size:	13070 m2



IN BRIEF

Single-storey stone house, renovated with 260 sqm habitable space, on top of a hill with open views on the country side and the Pyrenees mountains.

Bean shape pool of 8.50 m X 5 m, depth 1.50 m.

Hangar of 140 sqm

Former barn/workshop of 110 sqm

Pond

Orchard

Gaz central heating (with buried tank)

Tyrolean wood stove (mass stove) in the dining-room

Wood stoves (kitchen and lounge)

Fitted kitchen

Lounge

Dining-room

3 bedrooms

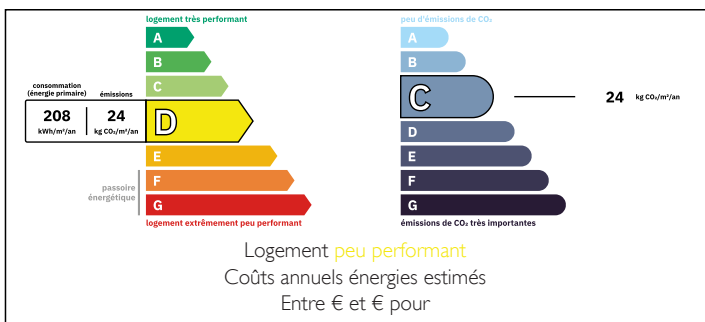
3 bathrooms / 3 wc

Utility room

Cellar

Sauna

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: 515 EUR

NOTES

DESCRIPTION

Composition of the property :

Typical Gers house with access by 5 steps outside the house :

(single-storey above ground level)

Original features : exposed beams, terracotta tiles, stone walls

- entrance hall and vestibule : 18 sqm
- lounge : 18.80 sqm with wood burner (Godin)
- dining-room : 38 sqm with roof window and Tyrolean style wood burner
- fitted kitchen : 18.60 sqm with wood stove
- bedroom 1 : 21.40 sqm
- bedroom 2 : 26 sqm
- bedroom 3 : 33.30 sqm with en-suite bathroom of 7.15 sqm and double access enabling to convert the space into an independent studio flat
- utility room : 7.80 sqm
- storage room/library : 18.20 sqm
- sauna area : 42.60 sqm with walk-in shower, sink and wc
- independent bathroom : 4.70 sqm with sink, bath, wc (bottom of entrance hall)

Hangar for vehicles parking : 140 sqm

Former barn / workshop with convertible attic : 110 sqm

Covered terrace by the pool : 80 sqm

Bean shape pool : 8.50 m X 5 m, depth : 1.50 m (chlorine treatment)

Pond

Gaz central heating with buried tank

Tyrolean type wood burner in the dining-room

Wood stoves X 2 (kitchen and lounge)

Double-glazing aluminium windows with wood decor finish (german make)

Mosquito nets on windows

Wonderful open views all around on the Pyrenees mountains and country side