LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41574MAE32 Price: 348 000 EUR

agency fees to be paid by the seller

1H TOULOUSE, Gers, renovated single-storey stone house on 1HA30 of land, open views on Pyrenees, isolated







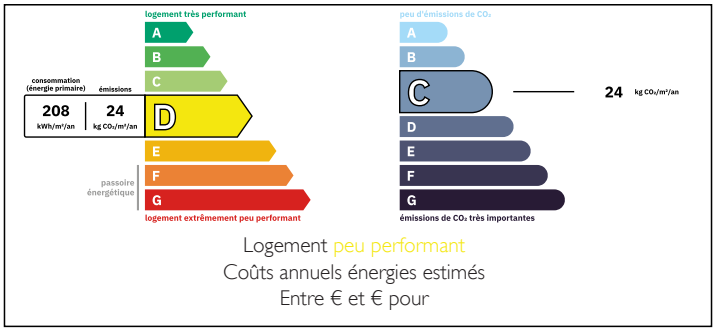








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

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 burried 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

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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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 showar, sink and wc
- independent bathroom : 4.70 sqm with sink, bath, wc (bottom of entrance hall)

Hangar for vehicules 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 burried 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