



RENOVATED 4BED CHARTREUSE WITH  
PANORAMIC VIEWS, POOLHOUSE PRIVATE  
SETTING ( GERS)



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## PROPERTY FACT FILE

REFERENCE	A32864LBC32
PRICE	€ 1,650,420 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (1 557 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	393 m <sup>2</sup>
LAND	30000 m <sup>2</sup>
TOWN	Gimont
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change



- Dominant position overlooking a quaint village
- Open views
- South exposure
- Large swimming-pool with pool house
- Double garage

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Located in a quiet village in the Gers 40ms from Toulouse airport,  
Pyrenees 1hr30, Atlantic 2hrs 30.  
Carefully renovated using quality materials, heat pump heating floor  
heating throughout the house, 2 inserts with pump for heat  
distribution throughout the house.

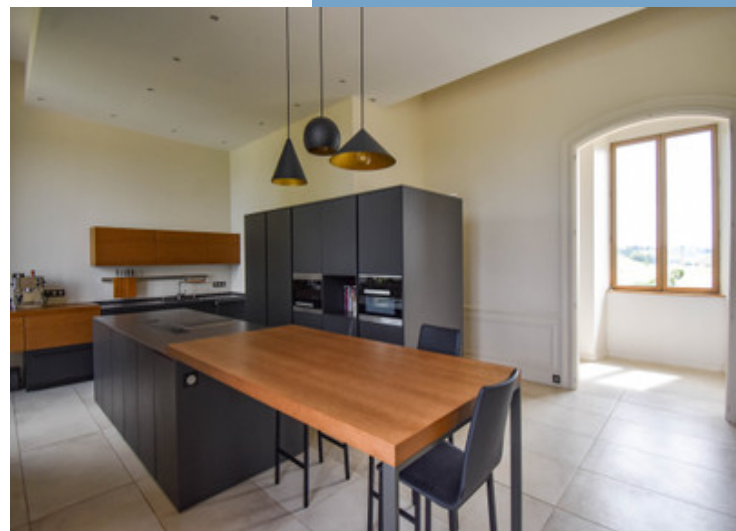
## DESCRIPTIF

Electric gate opening onto large driveway and gardens  
Entrance to 33m2 Living Room with marble chimneypiece  
Dining room - 39m2 with 4m high ceiling, 18 century wood moldings,  
marble fountain and large Murano chandelier (est 14.000e Euros)  
Hallway 11m2  
Bedroom 1 - 34m2 with shower room/wc accessible by staircase in  
room  
Master bedroom 31m2 with en-suite bathroom 12m2, wc and  
dressing room  
Opposite wing  
Spacious and bright kitchen 37m2 ( fitted german Leitch kitchen  
furniture with Miele Kitchen equipment, Steam oven, Plate warmer  
Hallway 12m2  
Toilets with basin  
Office 10m2  
Bedroom 3 - 12m2  
Bedroom 4 - 20m2 with cihmey and fitted library cabinet  
Shower room with walk in shower  
Toilet with basin  
Living room / TV room 47m2 with chimney insert, fitted wall furniture  
Lower Level  
Chais - Cellar 80m2  
Wine cellar 31m2  
Laundry 30m2  
Workshop 51m2  
Garage with twin door 32m2  
Cellar 8m2  
Pool house 30m2 with fitted kitchen, shower room with walk in  
shower, wash basin and toilets  
Garden equipment store  
Pool equipment room  
2 wells

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Information about risks to which this property is exposed is available  
on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A32864LBC32>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

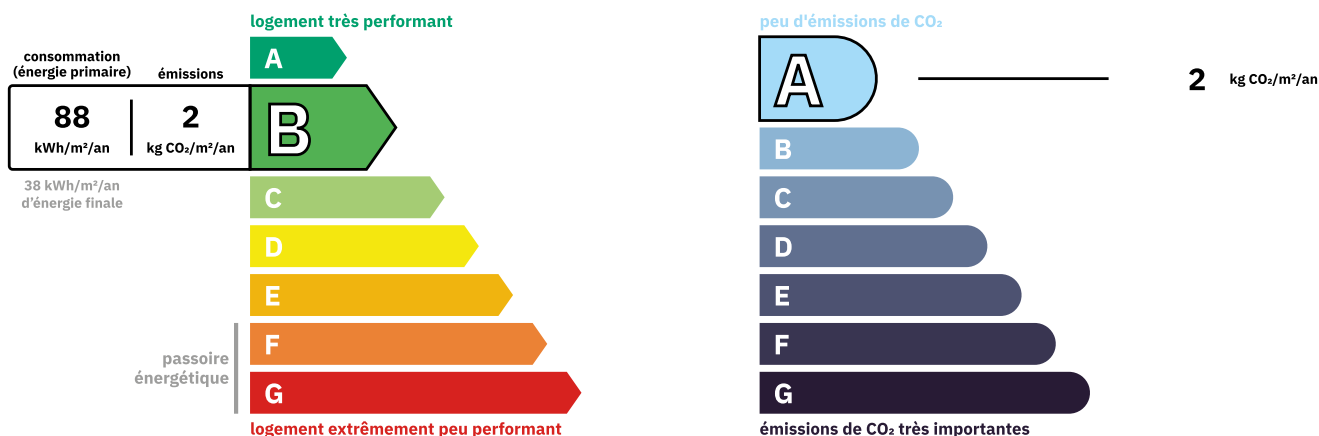
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## ENERGIE-DPE

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Property **Efficient**  
Estimated annual energy costs  
between 2070 € and 2860€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A32864LBC32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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