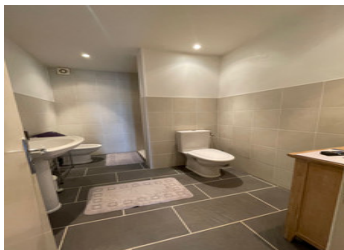


IH from TOULOUSE, Country house with outbuildings on 1.1 HA of land, dominant position, isolated, South expo



INFORMATION

Town:	Seissan
Department:	Gers
Bed:	4
Bath:	3
Floor:	221 m2
Plot Size:	11185 m2



IN BRIEF

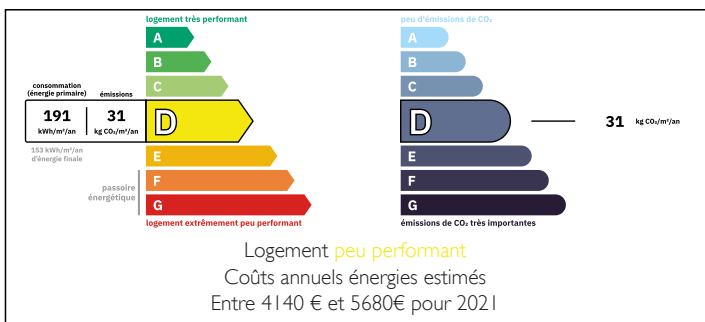
Renovated country house of approx. 221 sqm habitable space, on top of a hill with open views, pool and outbuildings on 1.1 Hectare of land with trees.

10 minutes from all amenities, no neighbours, nice open views, South exposure.

Renovated pool (relined, new pump, new filtration) of 10 x 5 meters, depth 1 m to 2 meters, salt treatment and slidding hard protection.

Outbuildings and dependances of approx. 670 sqm.

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: 2300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Renovated country house of approx. 221 sqm habitable surface, with various possibilities to increase the living space with the adjoining dependances.

Possible creation of gîtes, workshops, showrooms.

The house gives a feel of space and light.

Nice exposed beams in the lounge.

Lay-out :

Ground level :

- entrance hall : 15.95 sqm
- landing : 4.43 sqm
- fully fitted kitchen : 14.84 sqm
- lounge with fire-place/wood stove : 37.15 sqm (exposed beams)
- dining area with fire-place/wood stove : 28.36 sqm
- bathroom 1 (shower, sink, wc) : 5.98 sqm
- bathroom 2 (shower, bath, sink, wc) : 11.18 sqm
- utility/boiler room : 18.72 sqm
- adjoining barn North side (oil tank and oil heating system) : 42.05 sqm
- adjoining barn West side : 93.49 sqm
- former barn with attic : 141 sqm
- hangar 1 : 60 sqm
- hangar 2 : 142 sqm
- vehicules port/hangar : 140 sqm
- old pigsty : 32.34 sqm

1st floor :

- landing : 18.38 sqm
- bathroom 3 (shower, sink, wc) : 8.37 sqm
- bedroom 1 : 14.45 sqm
- bedroom 2 : 14.76 sqm
- bedroom 3 : 23.18 sqm
- bedroom 4 : 24.11 sqm

Heating :

- oil central heating / 1500 L tank
- wood stoves (2)

Sewage : verified septic tank