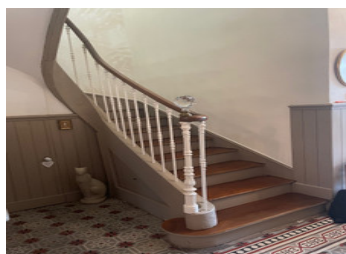
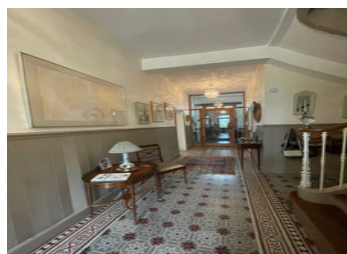


30 mn from TOULOUSE, Mansion house 4 beds, 3 baths, 3 wc, fitted kitchen, lounge, dining room, study, garden



INFORMATION

Town:	L'Isle-Jourdain
Department:	Gers
Bed:	4
Bath:	3
Floor:	239 m2
Plot Size:	200 m2



IN BRIEF

Renovated mansion house built in 1901 in the heart of a small town, 5 minutes walking distance from the railway station and 30 minutes from Toulouse-Blagnac airport.

All amenities within walking distance.

Original features : ceilings with mouldings, wooden staircase, original painted tiles on the floors, wooden floors.

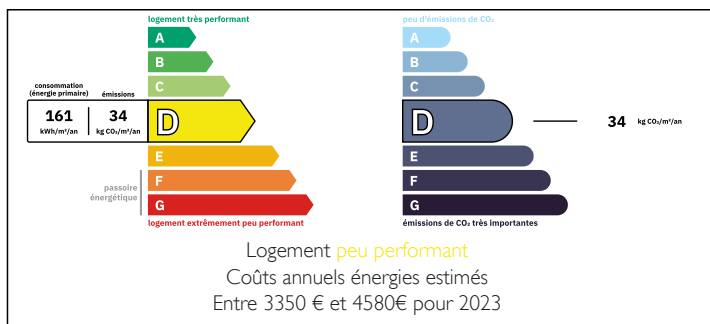
Walled garden of 195 sqm + tiled terrace of 37 sqm.

Living space of approx. 227 sqm with 4 bedrooms, study, lounge with marble fire-place, diner-room, fitted kitchen, 3 bathrooms, 3 toilets, terrace and small dependance.

Gaz central heating.

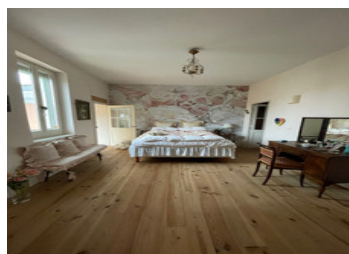
Double-glazed wooden windows.

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: 2800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Composition of the property :

House built on a plot of land of 319 sqm.

Ground level :

- street entrance : 1.93 sqm
- entrance hall (from street to garden) : 15.97 sqm
- lounge with marble fire-place : 24.20 sqm (ceilling high : 3 meters)
- lounge/dining area : 23.18 sqm (garden side)
- small adjoining room, terrace side : 7.36 sqm
- study : 17.30 sqm
- en suite bathroom to study : 3.18 sqm (sink, shower, wc)
- fully fitted kitchen : 13.89 sqm
- utility room : 4.97 sqm
- storage room : 2.90 sqm
- independent toilet with sink (under staircase) : 1 sqm
- terrocotta tiled terrace with iron pergola : 37 sqm
- back walled garden : 195 sqm
- small room (old kitchen) with original sink : 8.90 sqm

1st floor with access by an original wooden staircase :

- landing area with wooden floor : 18.36 sqm
- bedroom 1 (blue) : 16.58 sqm (street side)
- bedroom 2 (pink) : 20.15 sqm (garden side)
- shared bathroom (sink & bath) : 4.99 sqm (between bed 1 and bed 2)
- bedroom 3 / lounge (street side) : 18.23 sqm
- independent toilet : 1.27 sqm
- independent bathroom : 4.31 sqm (double sink, shower 90 cmX90 cm)
- bedroom 4 (garden side) : 17.10 sqm
- adjacent room with large slidding windows : 7.17 sqm
- dressing-room : 3.69 sqm

Double-glazing painted wooden windows
Gaz central heating

Information about risks to which this property is