

45 mn TOULOUSE, 5 mn GIMONT (32) renovated farm house on 6156 sqm garden on a dominant position, Pyrenees view



INFORMATION

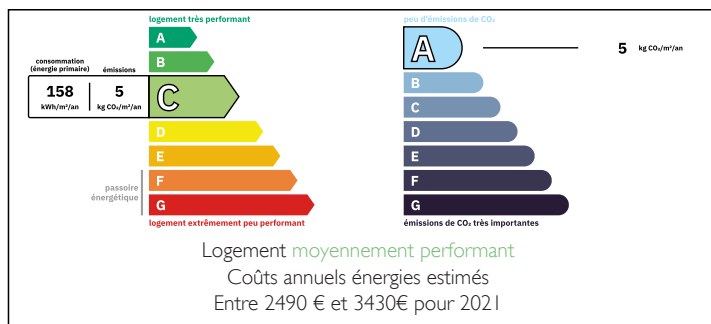
Town:	Gimont
Department:	Gers
Bed:	5
Bath:	2
Floor:	267 m2
Plot Size:	6156 m2

IN BRIEF

Old renovated farm house of 267 sqm habitable space on 6156 sqm of land planted with trees, on top of a hill, 5 minutes from all amenities (shops, supermarket, schools, medical center, hospital, etc.) and 45 minutes from Toulouse centre. Renovated original features (exposed beams, terracotta tiles, half-timbered walls). Open views on the Pyrenees mountains. Private access. Dependences and hangar.



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.



DESCRIPTION

Composition of the property :

Main house :

Ground floor :

- entrance hall : 27.52 sqm
- open fitted kitchen : 17.61 sqm
- lounge with large bay window and wood stove : 38.15 sqm
- bedroom 1 : 14.11 sqm
- bedroom 2 or study (separate access) : 18.16 sqm
- bathroom (shower, wc, sink) : 6.15 sqm
- dressing-room / storage : 3.82 sqm
- utility-room (next to kitchen) : 12.06 sqm
- connecting room to former barn (through lounge) : 9.29 sqm
- former barn : 52.14 sqm (with cemented floor)
- room with hot water tank : 2.99 sqm

1st floor (access by wooden staircase) :

- landing : 28.24 sqm
- bedroom 3 : 16.79 sqm
- bedroom 4 : 27.81 sqm
- bedroom 5 : 24 sqm
- storage room (ironing, dressing-room, etc.) : 13 sqm
- independent wc with sink : 2.34 sqm
- bathroom (walk-in shower, double-sink) : 8.03 sqm

Dependences :

- old hangar : 175 sqm
- former wine cellar : 41.21 sqm
- workshop/barn with convertible attic : 62.93 sqm (with closed garage)

Heating :

- system of heat distribution by pulsed air (ceiling grids)
- wood stove (lounge)

NB : existing cast-iron radiators for former central heating still in place (can be put into function)

UPVC double-glazing windows

LOCAL TAXES

Taxe foncière: **594 EUR**

Taxe habitation: **EUR**

NOTES