

50 mn from TOULOUSE, renovated single-storey stone house on 1HA30 of land, open views on Pyrenees, isolated



## INFORMATION

Town:	Saramon
Department:	Gers
Bed:	3
Bath:	3
Floor:	260 m2
Plot Size:	103075 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 buried tank)

Tyrolean wood stove (mass stove) in the dining-room

Wood stoves (kitchen and lounge)

Fitted kitchen

Lounge

Dining-room

3 bedrooms

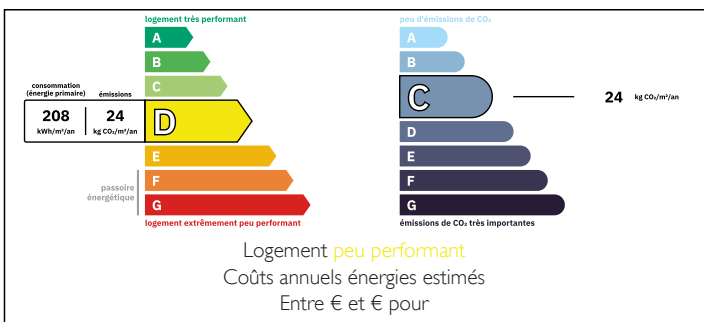
3 bathrooms / 3 wc

Utility room

Cellar

Sauna

## ENERGY - DPE



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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 :

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 shower, 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 buried 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

## LOCAL TAXES

Taxe foncière: **494 EUR**

Taxe habitation: **EUR**

## NOTES