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## Beautiful renovated manor

Simorre , Gers , Occitanie



**€456,500**

inc. of agency fees

6 Beds      190 sqm      1.2 ha

Beautiful renovated manor, suitable for B&B, close to Simorre in the Gers This house has been beautifully renovated with great taste. Easily suitable for a B&B. The house is light and airy and...

### At a Glance

<b>Reference</b>	MFH-MPGRC2010	<b>Near to</b>	Simorre	<b>Price</b>	€456,500
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	190 sqm
<b>Land</b>	1.2 ha			<b>Land Tax</b>	N/A

### Property Description

Beautiful renovated manor, suitable for B&B, close to Simorre in the Gers This house has been beautifully renovated with great taste. Easily suitable for a B&B. The house is light and airy and you immediately feel home as soon as you enter the beautiful front door. At the left a lounge with beautiful chimney, a tv-room, the nice sized kitchen, utility room, toilet, 2 bedrooms downstairs. Upstairs 3 bedrooms and 2 bathrooms. Attached a big barn. A huge hangar and a big pool. A nice wall has been built to keep your privacy at the most. All is new in this house with using old details. The house is close to Simorre, Boulogne sur Gesse, Isle

en Dodon. Toulouse within an hour. It is close to crossroads of two sleepy lanes, but I assure you, that is no problem at all and ideal for a B&B.

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€456,500

## Key Information

Internal Area:	190 sqm
Land Area:	1.2 ha

## Location: Occitanie



## Gallery





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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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