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Old renovated barn in Lévignac

Haute-Garonne , Occitanie



€895,000

inc. of agency fees

8 Beds 2 Baths 379 sqm 0.26 ha

This atypical 380sqm property nestled at the end of a cul-de-sac, offers calm and serenity facing the Bouconne forest. It consists of two independent accommodations on a plot of more than 2,000sqm. The...

At a Glance

Reference	MFH-EAT951ET	Near to	Toulouse	Price	€895,000
Bed	8	Bath	2	Hab.Space	379 sqm
Land	0.26 ha	Pool	Yes	Land Tax	N/A

Property Description

This atypical 380sqm property nestled at the end of a cul-de-sac, offers calm and serenity facing the Bouconne forest. It consists of two independent accommodations on a plot of more than 2,000sqm. The first accommodation is the main house of 315sqm, completely renovated on 3 levels. The ground floor has an entrance, with a storage space and a boiler room. On the first floor, a sublime living room, bathed in light, with a splendid fireplace, an open and equipped kitchen with great amenities. This atypical space has a lounge area, a dining area, a billiard area which harmonizes perfectly. An adjoining terrace offers

brehtaking views of the Save valley. A back kitchen and a laundry room are located in the continuity of the living room. On this same level, a sleeping area with 5 master suites, each with a shower room/bathroom. Two toilets. A large dressing room in the last bedroom. On the top level, a 6th bedroom with bathroom, an office, convertible attic space. Finally, this renovated barn has a basement of approximately 300sqm with a double garage and a large convertible space. A pretty wine cellar. The second house is a T3 of approximately 65sqm on one level with a living room, a kitchen, two bedrooms, a bathroom, a toilet. Outside, a pleasant heated salt swimming pool with wooden terrace accompanied by its outdoor bar/kitchen. Surveillance cameras, underfloor heating, electric gate, automatic watering, indoor and outdoor parking. This tastefully renovated old barn makes it a unique property in Lé vignac. ENERGY class: C / CLIMATE class: A
Estimated amount of annual energy expenditure for standard use: between EUR2,400 and EUR3,320 per year. Average energy prices indexed to the year 2021 (subscriptions included) Information on the risks to which this property is exposed is available on the Géorisks website:

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€895,000

Key Information

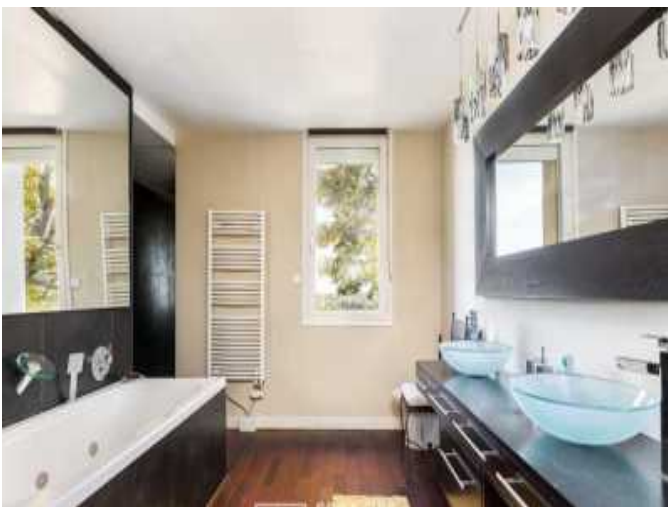
Year Built:	1850
Internal Area:	379 sqm
Land Area:	0.26 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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