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Toulouse late 19th century of 370sqm in Cadours

Haute-Garonne , Occitanie



€647,000

inc. of agency fees

4 Beds 1 Baths 370 sqm 5 ha

Located near Cadours, this charming Toulouse property is set on 5 hectares of landscaped land. Combining old-world charm and modern comfort, it is the ideal place to live for nature lovers. Past the tree-lined...

At a Glance

Reference	MFH-EAT6918	Near to	Toulouse	Price	€647,000
Bed	4	Bath	1	Hab.Space	370 sqm
Land	5 ha	Pool	Yes	Land Tax	N/A

Property Description

Located near Cadours, this charming Toulouse property is set on 5 hectares of landscaped land. Combining old-world charm and modern comfort, it is the ideal place to live for nature lovers. Past the tree-lined driveway and then the porch, a long and spacious entrance leads to the different areas of the house. On the living room side, a magnificent living room of almost 85sqm with fireplace, lime and terracotta walls. A high

ceiling gives a view of the frame with a cathedral ceiling. A large covered terrace adjoins it, ideal for entertaining guests. The fitted kitchen full of authenticity is open to the living room. Night side, 3 large bedrooms with bathroom/shower each, cupboards and 4 toilets. Upstairs, a mezzanine of approximately 100sqm serves several spaces: bedroom area, games room, office, etc. all open to the large living room. This is followed by 3 attics of almost 200sqm, easily convertible. The villa also has two outbuildings of approximately 150sqm with a workshop, a boiler room and a double garage. Outside, a quiet 5 hectare plot of land in the countryside surrounded by vineyards, meadows, woods and panoramic views of nature. Above ground swimming pool, well, heat pump and solar panels. This Toulouse property is the ideal place to live for a family, a gîte project, guest rooms, etc. combining old-world charm and modern comfort. Possibility of purchasing 45 adjoining hectares in addition. Schools - 3km Granada - 20km Colomiers/Blagnac - 35km Montauban - 40km ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021 : between 2400 and 3310 euros. Information on the risks to which this property is exposed is available on the Gëorisks website:

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€647,000

Key Information

Internal Area:	370 sqm
Land Area:	5 ha
Swimming Pool?	Yes

Location: Occitanie



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