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## 18th century building in Montastruc-la-Conseillère

Haute-Garonne , Occitanie



# €845,000

inc. of agency fees

4 Beds   2 Baths   280 sqm   0.42 ha

Witnesses of the past, these former stables of the Château de La Valade cover 280sqm on the ground and 650sqm including the annexes. This residence, imbued with magic and history, elegantly combines the...

### At a Glance

<b>Reference</b>	MFH-EAT6976	<b>Near to</b>	Toulouse	<b>Price</b>	€845,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.42 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Witnesses of the past, these former stables of the Château de La Valade cover 280sqm on the ground and 650sqm including the annexes. This residence, imbued with magic and history, elegantly combines the authentic charm of the past to create a warm and timeless place. For more than three decades, the current owners have worked to preserve the character of yesteryear, taking care to retain as many original elements

as possible. The volumes are present both in the living and sleeping spaces. On the ground floor we find a first bedroom accompanied by a bathroom. Two adjoining living rooms decorated with authentic elements such as brick, terracotta tiles and an elegant fireplace. A room now used as an office. The dining room, accessible by a few steps, is completed by an open kitchen. Upstairs, 3 bedrooms and a bathroom offer a comfortable space for the whole family. This property is full of potential with spaces currently dedicated to laundry and storage, leaving the possibility of rearranging them according to your needs. The exteriors are not left out. A magnificent park surrounds the property with a beautiful salt swimming pool, as well as two ponds. The large covered terrace of 125m<sup>2</sup> impresses with its arches highlighted by beautiful openings and the ceiling height of 6 meters. The double garage is equipped with electric openings. This house of character is the ideal place for a family looking for tranquility and authenticity. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: EUR2,830 between and EUR3,880 Information on the risks to which this property is exposed are available on the G orisks website

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€845,000

## Key Information

Internal Area:	280 sqm
Land Area:	0.42 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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