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## Property and outbuildings surrounded by nature

Haute-Garonne , Occitanie



# €1,290,000

inc. of agency fees

7 Beds   7 Baths   640 sqm   1.25 ha

This former 19th century agricultural estate offers approximately 640sqm of living space on a plot of more than one hectare, a few minutes from Villefranche de Lauragais. The complex includes a large...

### At a Glance

<b>Reference</b>	MFH-EAT7100	<b>Near to</b>	Toulouse	<b>Price</b>	€1,290,000
<b>Bed</b>	7	<b>Bath</b>	7	<b>Hab.Space</b>	640 sqm
<b>Land</b>	1.25 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This former 19th century agricultural estate offers approximately 640sqm of living space on a plot of more than one hectare, a few minutes from Villefranche de Lauragais. The complex includes a large gîte, three guest rooms and a main house, organized around a first cloistered garden. The vast winter garden gives access to the cathedral living room of the house. This first level, as well as the adjoining kitchen, offers a

warm and ideal space for family moments. On the lower level, two master suites and the cinema lounge have direct access to the swimming pool and its completely unobstructed view of the surrounding woods and the Pyrenees. In the heart of the cloister, the three air-conditioned guest rooms each have their own bathroom. The independent gîte offers the possibility of sleeping 8 people, divided into a bedroom on the ground floor and a dormitory upstairs. The large fitted garage is equipped with all electrical requirements to create a catering space. The estate is powered by numerous photovoltaic panels, promising near autonomy in electricity. The car park also has an electric vehicle charging station. ENERGY class: D / CLIMATE class: B Average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,830 and EUR2,530. Information on the risks to which this property is exposed is available on the G orisks website Commercial agent: Aymeric HUYNH - EI - RSAC number 890 473 309

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	7
Price	€1,290,000

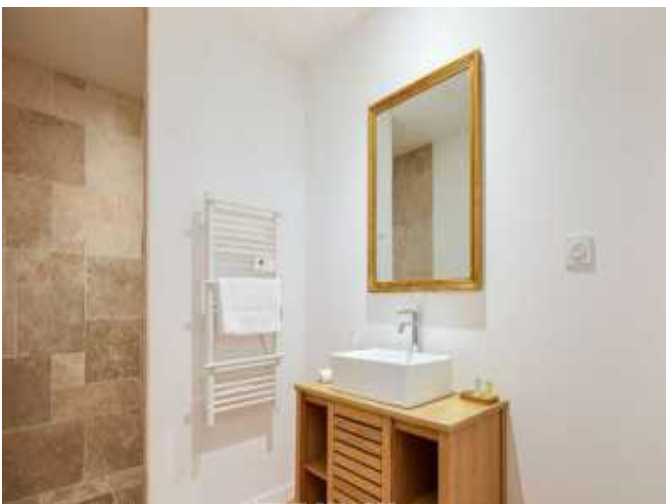
## Key Information

Year Built:	1850
Internal Area:	640 sqm
Land Area:	1.25 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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**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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