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## Old renovated farmhouse with swimming pool near Lévignac

Haute-Garonne , Occitanie



# €460,000

inc. of agency fees

4 Beds      170 sqm      0.1 ha

Between Montaignut-Sur-Save and Lévignac, this old renovated farmhouse full of charm with 170sqm of living space is the ideal place to live. In a small town near the Save Park, the house is located in...

### At a Glance

<b>Reference</b>	MFH-EAT7194	<b>Near to</b>	Toulouse	<b>Price</b>	€460,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Between Montaignut-Sur-Save and Lévignac, this old renovated farmhouse full of charm with 170sqm of living space is the ideal place to live.

In a small town near the Save Park, the house is located in a quiet street not far from amenities.

As soon as you enter, the charm of the old world is evident: exposed beams, fireplace, pebbles and high ceilings. The 75sqm living room is cocooning and has a pellet stove. This is followed by a 10sqm veranda with a pleasant view of the garden. A separate kitchen is adjoining and has been brought up to date. This is followed by two beautiful bedrooms with parquet floors and fireplaces, then a bathroom with separate WC.

Upstairs, a mezzanine that can be used as a games room or offices, two beautiful bright bedrooms, a large dressing room.

Outside, the magnificent garden offers calm and serenity. A large terrace, part of which is covered by wisteria, takes place. In the extension, a beautiful water fountain is revealed surrounded by greenery and flowers. An old carriage house and a workshop with cob wall dating from the 16th century can accommodate a liberal profession, storage or a DIY workshop. A large salt pool surrounded by plants stands out.

This cocooning house is the ideal place to live for lovers of the old and nature.

Airbus / Toulouse Blagnac Airport - 19km. Toulouse center - 26km. Schools - 2.2km.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021, 2022, 2023: between EUR2,350 and EUR3,220. Information on the risks to which this property is exposed is available on the Géorgiques website

Commercial agent: Alana Duvauchelle - EI - RSAC number 914 756 812

## Summary

Property type:	House
Bedrooms:	4
Price	€460,000

## Key Information

Year Built:	1800
Internal Area:	170 sqm
Land Area:	0.1 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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