Click to view MFH-EAT7194

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 Montaigut-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

Reference MFH-EAT7194

Near to Toulouse

€460,000

Bed

Pool No

Hab.Space 170 sqm

Land 0.1 ha

Land Tax N/A

Price

Property Description

Between Montaigut-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

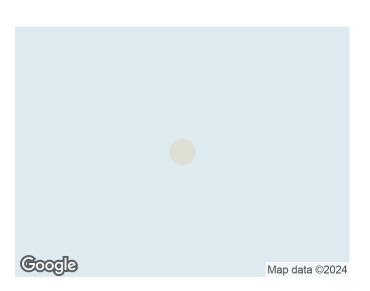
Price €460,000

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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S. and L. BROWN



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