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Renovated farmhouse with outbuilding in Ondes

Haute-Garonne , Occitanie



€620,000

inc. of agency fees

4 Beds 3 Baths 343 sqm 0.09 ha

Located between the communes of Grenade and Castelnau d'Estretfonds, this farmhouse, of approximately 343sqm, has benefited from a quality renovation. From the entrance, the volumes are impressive. The...

At a Glance

Reference	MFH-EATEA1-6109	Near to	Toulouse	Price	€620,000
Bed	4	Bath	3	Hab.Space	343 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

Located between the communes of Grenade and Castelnau d'Estretfonds, this farmhouse, of approximately 343sqm, has benefited from a quality renovation. From the entrance, the volumes are impressive. The entrance opens directly onto a large living room of over 80sqm. The contemporary elements, resulting from the renovation, blend perfectly with the old character of this building. The wood stove brings a touch of

conviviality and warmth. The dining kitchen, semi-independent, spacious and fully equipped, provides direct access to the outdoor space. A first bedroom with its bathroom is located on the ground floor. The upper floor provides access to two distinct spaces. The first consists of an independent office and, continuing on, a relaxation lounge overlooking the living room on the ground floor. On the other side, the sleeping area consists of two bedrooms with generous volumes. A master bedroom with dressing room and a child's bedroom. A large and bright bathroom as well as an attic complete this floor perfectly. In addition to this property, a T2 apartment of approximately 45sqm, also renovated, offers different solutions depending on the planned project: independent accommodation for guests, professional premises or even tourist accommodation for rental. It opens onto a living room open to the kitchen. Everything is bathed in light and decorated with a pretty wood stove. As an extension, a bedroom and its bathroom complete this accommodation. A garage as well as a reserve allow you to have large spaces to park your vehicle and benefit from large storage spaces. The exterior requires very little maintenance to date. A huge shaded terrace allows you to enjoy the peaceful environment in complete peace and quiet. Complete renovation: carpentry, electricity, plumbing, insulation. A62 access 10 minutes away. Energy cost for the year 2023: approximately EUR1700. DPE farmhouse: ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 2,900 euros and 3,980 euros DPE apartment: ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 460 euros and 690 euros Information on risks to which this property is exposed are available on the G eorisks website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€620,000

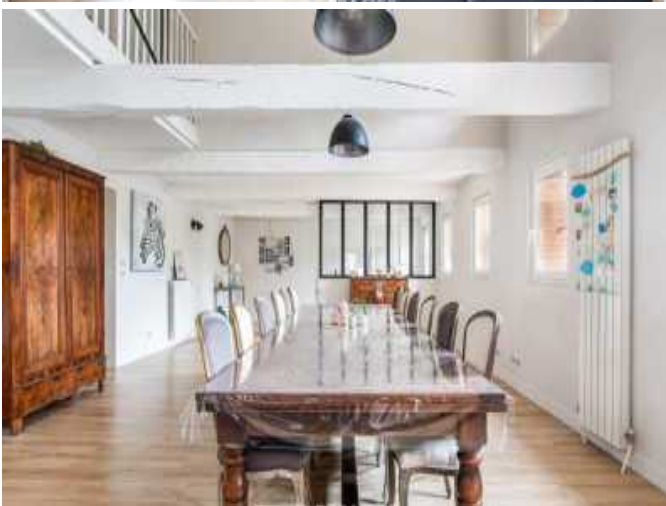
Key Information

Internal Area:	343 sqm
Land Area:	0.09 ha

Location: Occitanie



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