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## Countryside house for sale in Haute-Garonne

Boulogne-sur-Gesse, Haute-Garonne, Occitanie



€597,000

inc. of agency fees

2 Beds

**94** sqm

**4.2** ha

Located between Saint-Gaudens and Boulogne sur Gesse, this quiet property is composed of a house (94 m²), several farm buildings and...

### At a Glance

**Reference** MFH-ADF1626326

4.2 ha

Near to Boulogne-sur-Gesse

€597,000

Bed 2

Land

Pool No

Hab.Space 94 sqm

Land Tax N/A

Price

## **Property Description**

Located between Saint-Gaudens and Boulogne sur Gesse, this quiet property is composed of a house (94 m²), several farm buildings and 44 hectares of meadows and wood, with an exceptional view of the Pyrenees.

Ready for your projects, this house and its farm buildings are situated in a haven of peace.

The ground floor of the house has a living room (20 m²), a kitchen (20 m²) and two bedrooms (19 m² & 20

m²).

Upstairs, there is 115 m<sup>2</sup> of attic space to convert to your liking.

Several farm buildings are available (+ 1100m²), surrounded by pastures, in addition to woods and forests (7 hectares) and 7 springs, 2 which are strategically installed.

Excellent facilities for rearing: cowshed (520 m²) with a loft (290 m²), 4 agricultural sheds for storing (1100 m²), a pigsty (50 m²) and a barn (60 m²).

You could create a guest house or simply settle in as a family.

The roof is recent. Heating, electricity, insolation and a septic tank will need to be updated.

Located between Saint-Gaudens and Boulogne sur Gesse; 1 hr from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

**Summary** 

Property type: Countryside house

Bedrooms: 2

Price €597,000

**Key Information** 

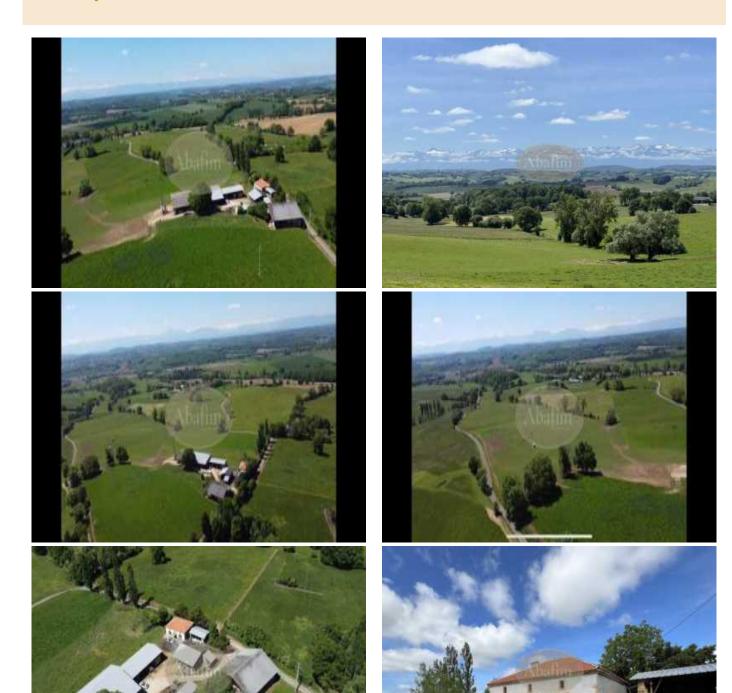
Internal Area: 94 sqm Land Area: 4.2 ha

## **Location: Occitanie**





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### C. BAUER – Sunday Times

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S. and L. BROWN



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