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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 42 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	Near to	Boulogne-sur-Gesse	Price	€597,000
Bed	2	Pool	No	Hab.Space	94 sqm
Land	42 ha			Land Tax	N/A

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 m² 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, insulation 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:	42 ha

Location: Occitanie



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