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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 m<sup>2</sup>), several farm buildings and...

### At a Glance

<b>Reference</b>	MFH-ADF1626326	<b>Near to</b>	Boulogne-sur-Gesse	<b>Price</b>	€597,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	94 sqm
<b>Land</b>	42 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Saint-Gaudens and Boulogne sur Gesse, this quiet property is composed of a house (94 m<sup>2</sup>), 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 m<sup>2</sup>), a kitchen (20 m<sup>2</sup>) and two bedrooms (19 m<sup>2</sup> & 20

m<sup>2</sup>).

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

Several farm buildings are available (+ 1100m<sup>2</sup>), 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 m<sup>2</sup>) with a loft (290 m<sup>2</sup>), 4 agricultural sheds for storing (1100 m<sup>2</sup>), a pigsty (50 m<sup>2</sup>) and a barn (60 m<sup>2</sup>).

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.

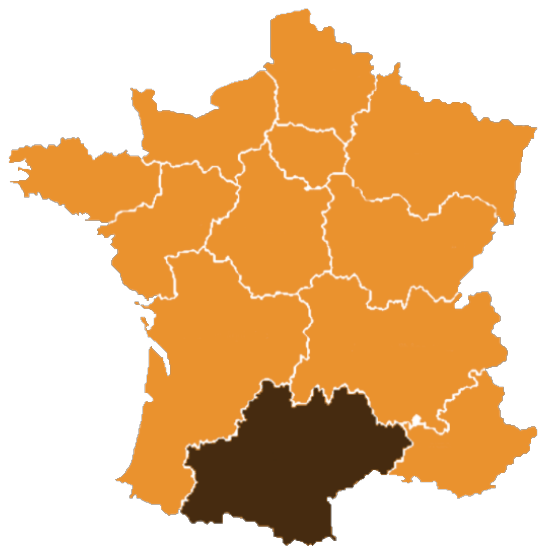
## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€597,000

## Key Information

Internal Area:	94 sqm
Land Area:	42 ha

## Location: Occitanie



# Gallery



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**C. BAUER – Sunday Times**

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