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## Countryside house for sale in Haute-Garonne

Aurignac , Haute-Garonne , Occitanie



# €277,000

inc. of agency fees

3 Beds      120 sqm      5.78 ha

Located 1h south-west of Toulouse is this ex-agricultural property to renovate. It consists of a 120m<sup>2</sup> main home with dining room,...

### At a Glance

<b>Reference</b>	MFH-ADF1626355	<b>Near to</b>	Aurignac	<b>Price</b>	€277,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	120 sqm
<b>Land</b>	5.78 ha			<b>Land Tax</b>	N/A

### Property Description

Located 1h south-west of Toulouse is this ex-agricultural property to renovate. It consists of a 120m<sup>2</sup> main home with dining room, open kitchen, three bedrooms, a washroom, toilet, a cowshed, stable, loft, cellar, lean-to and several old farm buildings. There are over 4 hectares of grounds with a view of the Pyrenees including a pond, woods, a well and a spring.

This property will provide the pleasures of countryside life with walking, cycling and riding trails on your

doorstep.

The property is served by a small country lane. An asphalt area allows access in all weathers. A big shed (42m<sup>2</sup>), attached to the old wine press (15m<sup>2</sup>) offers space to park your vehicles or convert to living space as they are attached to the main house. The ensemble takes the form of an "L".

Inside the main house, a 14.5m<sup>2</sup> entrance hall has terracotta tile flooring. To the right is a 21m<sup>2</sup> bedroom and to the left, the 21m<sup>2</sup> living-dining room with a pellet burner. The 11m<sup>2</sup> kitchen is open to the living area and semi-equipped. Back to the hall and a 2m<sup>2</sup> corridor leads to an 18m<sup>2</sup> bedroom, continuing on from the first bedroom mentioned, and to the right. A 6m<sup>2</sup> corridor leads past behind the kitchen and to a 6m<sup>2</sup> washroom with a shower, toilet and towel-dryer radiator (electric).

Upstairs there is a third bedroom, 14.5m<sup>2</sup>, and a 120m<sup>2</sup> loft to use as you wish. A 26m<sup>2</sup> shed has access from the house and opens to the old stable, 41m<sup>2</sup> which includes a 45m<sup>2</sup> hayloft. There is a 204m<sup>2</sup> hangar with a wooden roof framework.

Outside, there is a working well, an old tobacco drying room (310m<sup>2</sup>), 120m<sup>2</sup> of livestock stalls, a 250m<sup>2</sup> poultry shed (max 3000 birds), and a 40m<sup>2</sup> pigsty. There is a lovely pond behind the house which offers a majestic frog ballet with their calls reminding you of the bucolic nature of the site.

The geographic location of the property means it could be used for several agricultural projects: livestock, vegetables, lavender, safran etc. It would be perfect also for beekeeping, the area is a paradise for bees. The area could be certified as organic as up until now, no chemical treatments have been used in production.

You will be able to wander into the pastures to the rear of the house to admire the view of the Pyrenees.

The roof is covered in tile. The house is constructed from stone. The facade is rendered. There is gas heating as well as electric radiators in the bedrooms. There is an electric hot water storage tank. Windows are double glazed. The property has an individual sewage system.

This property is ideal for an agricultural project, for nature lovers or for another personal or professional project.

You will be 1h from Toulouse and airport. 45 mins from skiing. 2h15 from the Mediterranean and 2h20 from the Atlantic coast, 1h05 from Spain.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€277,000

## Key Information

Internal Area:	120 sqm
Land Area:	5.78 ha

## Location: Occitanie



## Gallery



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