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## Countryside house for sale in Haute-Garonne

Aspet , Haute-Garonne , Occitanie



**€550,000**

inc. of agency fees

**10 Beds      400 sqm      1.96 ha**

Located near Aspet in a quiet sector and with no disturbances is this lovely farm for sale operating an organic market gardening activity....

### At a Glance

<b>Reference</b>	MFH-ADF1626407	<b>Near to</b>	Aspet	<b>Price</b>	€550,000
<b>Bed</b>	10	<b>Pool</b>	No	<b>Hab.Space</b>	400 sqm
<b>Land</b>	1.96 ha			<b>Land Tax</b>	N/A

### Property Description

Located near Aspet in a quiet sector and with no disturbances is this lovely farm for sale operating an organic market gardening activity. There is 400m<sup>2</sup> of living space with two 100m<sup>2</sup> apartments (a two and a three-bedroom) and five chambre d'hôtes with shared kitchen plus several agricultural buildings, greenhouses, a spring which supplies water to the crops, a well, stream and woods totalling around two attached hectares. With views of the mountains, this is dream property for your new life in the south-west of France.

If you've a project perhaps to change your lifestyle, wish to set up an organic farming business or for autonomy, plan to run a chambre d'hôtes or gîte business or have a large family, this property is perfect for you.

The ground floor entrance is via the 19m<sup>2</sup> terrace with an attached 7m<sup>2</sup> storeroom which opens to the first apartment. There is a spacious living room with newly installed modern fitted kitchen and two patio doors opening to the south-facing garden and the mountains.

To the left of the living area is the 8m<sup>2</sup> washroom and toilet and two bedrooms of 17m<sup>2</sup> & 18m<sup>2</sup>. To the right, a door opens to a 22m<sup>2</sup> common kitchen which may be used for guests, cookery lessons or as preparation area for farm products, for example.

Continuing on is a 17m<sup>2</sup> room used as a study, two laundry rooms (5m<sup>2</sup> & 11m<sup>2</sup>), a toilet, 14m<sup>2</sup> hall and 32m<sup>2</sup> heating boiler and storage room.

The upstairs and the second 100m<sup>2</sup> apartment are accessed from inside the house or via an exterior staircase from the small covered terrace. There are three bedrooms (12, 13 & 17m<sup>2</sup>), a 5m<sup>2</sup> bathroom, newly installed 22m<sup>2</sup> kitchen with dining area and a 15m<sup>2</sup> living area. Also on this floor but separate from the apartment are five chambre d'hôtes bedrooms (9, 11, 12, 15 & 15m<sup>2</sup>) and a toilet. Possibility exists to create a further apartment whilst retaining two of the chambre d'hôtes. Finally, a fold-away ladder accessed the loft.

As you leave the main house there is a garage-workshop for a tractor and tools.

The two hectares of land are south-facing and consist of livestock pasture (goats, chickens, hens, ducks etc.), woods (around 3000m<sup>2</sup>) and vegetable growing (around 30 varieties). There is also a well, a spring and a small stream bordering the property.

Concerning the professional farming section of the property, there are two greenhouses of 173m<sup>2</sup> each, a 32m<sup>2</sup> greenhouse and a collapsible tunnel of 30m<sup>2</sup>.

The farmed area is irrigated in its entirety and consists of:

- A 60-80m cubed retention pond serving as reservoir
- A pump with 4500 litres/hour capacity
- 32 diameter transport tubing
- Drip valves, 32 diameter, supplying the greenhouses and each growing area
- Elevated drip valves covering the entire growing surface and the greenhouses
- Closed valves to protect against frost
- Connection to water mains in case of exceptional private water shortage

The watering system is autonomous and supplied by a captured spring as well as water recuperation systems on each roof including the greenhouse roofs.

There are three new kit buildings of 60m<sup>2</sup> each. The first is dedicated to selling produce and has a new 6m<sup>2</sup> cold room. The second building is used for poultry and is divided into four sections in perfect condition. There is a hen house with two outside pens for a 70-bird capacity (organic regulations) and two chicken houses for 100 birds (organic regulations) and two outside pens as well as a store room for feed and equipment.

The third building has three non-permanent livestock boxes for easy cleaning, as well as treatment bays, feeding troughs and storage for feed and hay. There is direct access to around one hectare of pastures.

The roof is covered in tile, renovated and treated in 2022. The house is constructed from stone. A wood burner in good condition provides heating for a 1500 water tank which circulates through the radiators. Hot water is provided by two thermodynamic and solar energy heaters. Windows are double glazed. There is a micro station for used waters with a capacity for 22-persons inhabiting, new in 2015.

There is a VPS ventilation system installed in 2019. The solar panels (9kw) proved half of the annual power for the house (two families) and there is a contract with the electricity company of 1500 euros per year which covers the consumption of the house, thus you will have largely free electricity.

This wonderful property will provide a lovely home for a family looking for a unique way of life just 10 mins from commerce and services.

You will be 55 south-west of Toulouse and it's airport, 15 mins from St. Gardens, 50 mins from skiing, 50 mins from Spain, 2h20 from the Atlantic coast and from the Mediterranean.

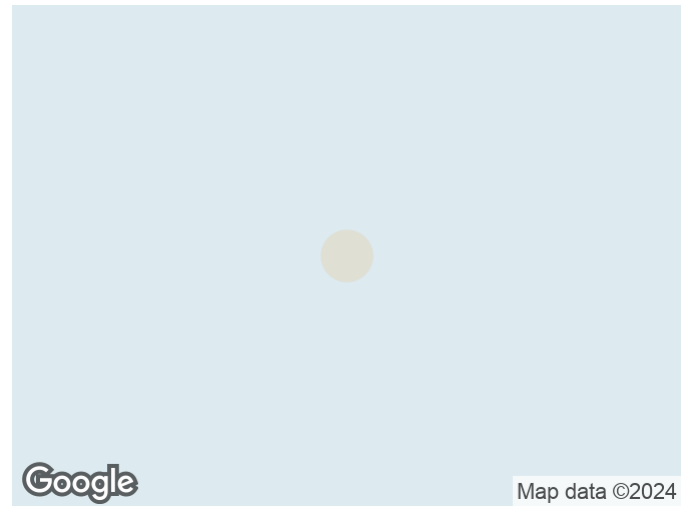
## Summary

Property type:	Countryside house
Bedrooms:	10
Price	€550,000

## Key Information

Internal Area:	400 sqm
Land Area:	1.96 ha

## Location: Occitanie



## Gallery



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