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Old half-timbered farmhouse with swimming pool

Haute-Garonne , Occitanie



€425,000

inc. of agency fees

5 Beds 3 Baths 240 sqm 0.42 ha

This 18th century farmhouse has been completely redesigned by an architect. On the outskirts of the village of Marliac, its 229sqm of living space offer a beautiful blend of old-world charm and contemporary...

At a Glance

Reference	MFH-EAT7547	Near to	Toulouse	Price	€425,000
Bed	5	Bath	3	Hab.Space	240 sqm
Land	0.42 ha	Pool	Yes	Land Tax	N/A

Property Description

This 18th century farmhouse has been completely redesigned by an architect. On the outskirts of the village of Marliac, its 229sqm of living space offer a beautiful blend of old-world charm and contemporary elements. On the ground floor, the two living spaces offer beautiful volumes, conducive to conviviality and open onto the wooded garden. The first two bedrooms and the bathroom are located away from the living room. A

mezzanine with a bathroom and two open spare bedrooms complete this first part. As an extension of the main house, an independent one-bedroom apartment allows it to be used as a gîte. The beautiful swimming pool and the completely unobstructed view of the surrounding nature add a real sense of tranquility to the charm of the place.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR2,550 and EUR3,530

Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Aymeric HUYNH - EI - RSAC number 890 473 309

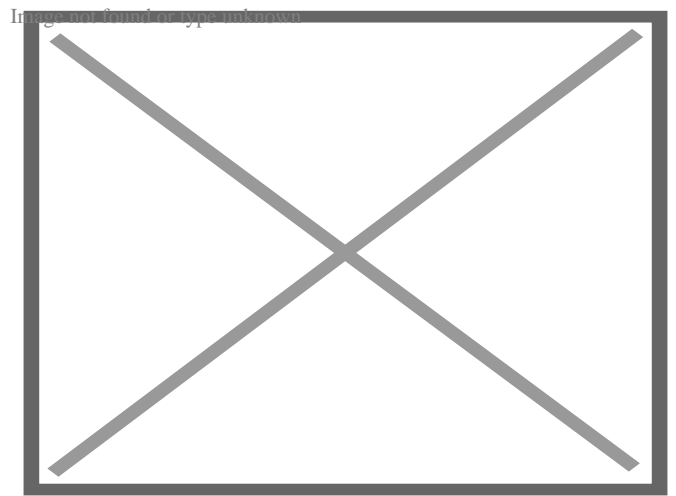
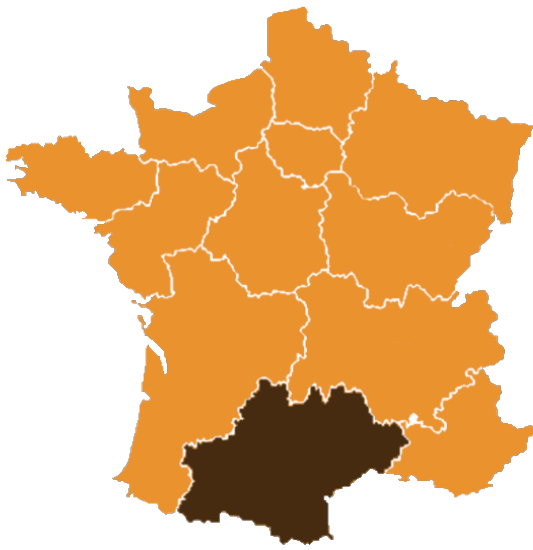
Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€425,000

Key Information

Year Built:	1800
Internal Area:	240 sqm
Land Area:	0.42 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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