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Mansion and its park in Auzielle

Haute-Garonne , Occitanie



€785,000

inc. of agency fees

4 Beds 2 Baths 263 sqm 1.71 ha

Close to Saint Orens de Gameville, this authentic mansion surrounded by greenery covers 263sqm. The entrance hall serves the living rooms. In the living room as in the dining room, the charm of the old...

At a Glance

Reference	MFH-EATEA1-6418	Near to	Toulouse	Price	€785,000
Bed	4	Bath	2	Hab.Space	263 sqm
Land	1.71 ha	Pool	Yes	Land Tax	N/A

Property Description

Close to Saint Orens de Gameville, this authentic mansion surrounded by greenery covers 263sqm. The entrance hall serves the living rooms. In the living room as in the dining room, the charm of the old operates. Tiled tiles on the floor, fireplaces and moldings bring character to these spaces. Also on the ground floor is a bedroom with a one-of-a-kind en-suite bathroom. A bedroom and an office complete this level. A wooden staircase leads to a large mezzanine which can be arranged as desired. The first floor is made up of two spacious bedrooms with a bathroom. The attic of the house can also be transformed. The wooded park

surrounds the building and offers a large swimming pool with summer kitchen and poolhouse. There is also an orchard, a vegetable garden and a large outbuilding now used as a workshop. ENERGY class: C / CLIMATE class: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,239 and EUR3,029. Information on the risks to which this property is exposed is available on the GÉORISKS website Commercial agent: Clément Lagarde - EI - RSAC number 903 635 464

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€785,000

Key Information

Internal Area:	263 sqm
Land Area:	1.71 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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