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## Fully renovated farmhouse near Blagnac

Haute-Garonne , Occitanie



# €795,000

inc. of agency fees

7 Beds   3 Baths   411 sqm   1.17 ha

Located in Merville, this building of approximately 410sqm consists of a house and an adjoining T4 apartment. The whole has benefited from an exceptional renovation in a contemporary style. As soon as...

### At a Glance

<b>Reference</b>	MFH-EATEA2-7567	<b>Near to</b>	Toulouse	<b>Price</b>	€795,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Hab.Space</b>	411 sqm
<b>Land</b>	1.17 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Merville, this building of approximately 410sqm consists of a house and an adjoining T4 apartment. The whole has benefited from an exceptional renovation in a contemporary style. As soon as you enter the house, the volumes impress. It offers a vast living room of 190sqm including a swimming pool area. This sublime space has retained the charm of the old with its exposed beams, Toulouse brick, solid parquet flooring and high ceilings. Light reigns supreme thanks to the large roof windows and bay windows along the room. All of this gives access to the intimate garden without any vis-à-vis. The wood stove brings a touch of

conviviality and warmth. An open kitchen naturally extends this space. The bedrooms are separated into two compartments of the house. On one side, a hallway leads to two bedrooms, each with a dressing room. A bathroom and a laundry room complete this part of the house. On the other side, two other spacious bedrooms are located around a second bathroom. The apartment is accessible from the side of the house. The renovation carried out is of the same ilk. The entrance opens onto the living room-kitchen, the central room of the apartment. There are also two beautiful bedrooms and a bathroom. A third bedroom of approximately 20sqm is located upstairs. A terrace and its summer kitchen have been fitted out so that you can enjoy the outdoor space in complete peace. It extends over more than one hectare and is protected from any vis-à-vis. Including a wooded area of 5400sqm is accessible at the back of the plot. Toulouse - Blagnac Airport 15 minutes away Closed garage and parking at the front Complete roof renovation in 2021 Photovoltaic panels Air conditioning ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,459 and EUR1,973 Information on the risks to which this property is exposed is available on the Géorisques website

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	3
Price	€795,000

## Key Information

Year Built:	1600
Internal Area:	411 sqm
Land Area:	1.17 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



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