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Renovated farmhouse with swimming pool and open view at the gates of Toulouse

Haute-Garonne , Occitanie



€550,000

inc. of agency fees

4 Beds 4 Baths 240 sqm 0.25 ha

Located in the town of Labastidette, this old farm has benefited from a complete high-quality renovation, combining old-world charm with modernity. Located on a plot of nearly 2000sqm, the building offers...

At a Glance

Reference	MFH-EAT9028	Near to	Toulouse	Price	€550,000
Bed	4	Bath	4	Hab.Space	240 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Located in the town of Labastidette, this old farm has benefited from a complete high-quality renovation, combining old-world charm with modernity. Located on a plot of nearly 2000sqm, the building offers a living area of 209sqm. The entrance opens onto a hall with an office space. The living room, bright and equipped with a wood stove, opens onto the dining room and a fully equipped kitchen. A bedroom with

shower room, offering a view of the exterior, completes this level. A staircase, a truly unique creation, leads to the upper floor where there are several sleeping areas. The master suite, decorated with the old framework, invites you to relax with its different spaces: a sleeping area opening onto a spacious bathroom with walk-in shower, a reading corner overlooking the garden, and a dressing room with balcony overlooking the heights of the living room. The right wing of the house consists of a large multi-purpose room, ideal for a games room or an office, depending on your wishes. It also serves two bedrooms, each with its own shower room. Outside, the terraces and swimming pool offer unobstructed views of the surrounding countryside. A storage shed completes this property. A private pond adds to the charm of the property. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 3197 euros and 4325 euros Information on the risks to which this property is exposed is available on the Géorisques website for the areas concerned: Sales agent: Marine Andrieu - EI - RSAC number 517 891 453 ? 07 84 5 23 49

Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€550,000

Key Information

Internal Area:	240 sqm
Land Area:	0.25 ha
Has a Garden	Yes

Location: Occitanie



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