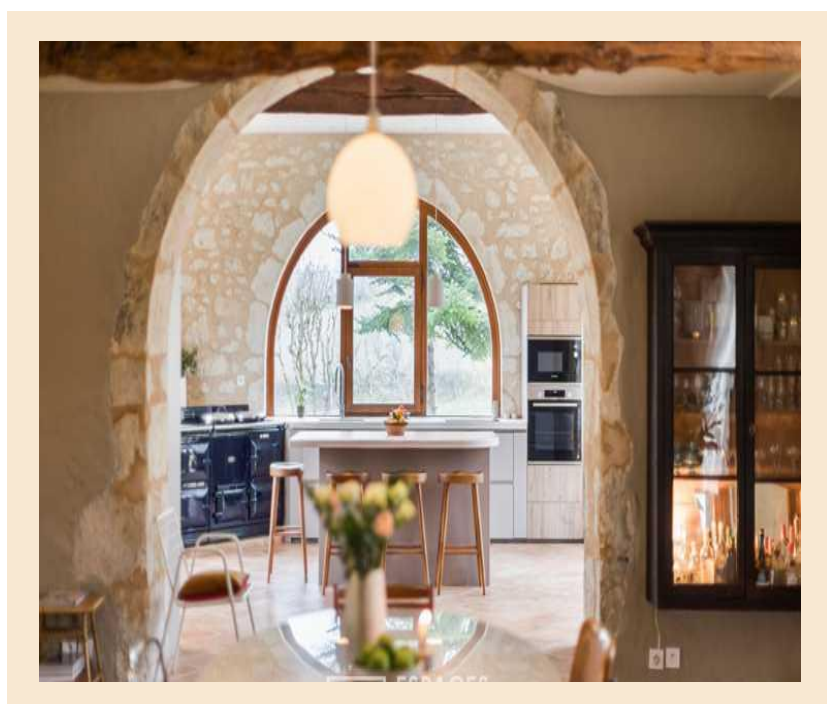


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Renovated farmhouse and its dovecote, swimming pool et spa in Castelnau-Barbarens

Gers , Occitanie



€675,000

inc. of agency fees

4 Beds 3 Baths 311 sqm 0.6 ha

In a rural setting, this fully renovated 333 sqm property has a swimming pool, a spa, a pool house and an outbuilding. Completely renovated in 2022 by a designer, this inspiring interior combines the...

At a Glance

Reference	MFH-EAT8927	Near to	Toulouse	Price	€675,000
Bed	4	Bath	3	Hab.Space	311 sqm
Land	0.6 ha	Pool	Yes	Land Tax	N/A

Property Description

In a rural setting, this fully renovated 333 sqm property has a swimming pool, a spa, a pool house and an outbuilding. Completely renovated in 2022 by a designer, this inspiring interior combines the charm of stone with contemporary features and offers an area of 6000m². The interior is distinguished by the mix of authentic architecture, beautiful volumes and a refined style. On the ground floor, a large entrance and its

dressing room distribute the living rooms on this first level of 155m². A dining room and its fully equipped contemporary kitchen with a surface area of 72m², are enhanced by a stone arch and exposed beams. Beautiful rounded joinery lets light into this space, highlighted by noble materials and careful decoration. At the top of the stairs, a spacious hallway distributes the 4 bedrooms that make up the sleeping area and its bathroom. The master suite located in the dovecote consists of an entrance with dressing room, and a beautiful bedroom with its own bathroom. The dovecote also accommodates an office, an atypical and inspiring workspace. Two bedrooms, one of which has its own bathroom, benefit from a charming mezzanine allowing the accommodation of a relaxation area or office. They share a bathroom with a third cozy bedroom and all benefit from direct access to a balcony, a real invitation to enjoy the open and green view. Outside, the landscaped garden harmoniously surrounds the swimming pool and the jacuzzi, creating a space conducive to relaxation. The land, isolated and not overlooked, guarantees absolute tranquility. The outbuildings allow multiple uses: workshop, guest house or storage. Blagnac Airport 45 minutes away, Auch 16 minutes away Local shops 4 minutes away, nursery and primary schools 4 minutes away College 16 minutes away ENERGY CLASS: D / CLIMATE CLASS: D Recent roof insulation Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between EUR7,090 and EUR9,640 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marina Sanchez - EI

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€675,000

Key Information

Internal Area:	311 sqm
Land Area:	0.6 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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