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## Renovated farmhouse in Pelleport

Haute-Garonne , Occitanie



# €545,000

inc. of agency fees

4 Beds    1 Baths    242 sqm    0.5 ha

40 minutes from Toulouse and on the borders of the Gers, this old renovated farmhouse in a building from 1890 is located in the peace and quiet of a magnificent landscaped plot of 5,000sqm. On the ground...

### At a Glance

<b>Reference</b>	MFH-EAT9339	<b>Near to</b>	Toulouse	<b>Price</b>	€545,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	242 sqm
<b>Land</b>	0.5 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

40 minutes from Toulouse and on the borders of the Gers, this old renovated farmhouse in a building from 1890 is located in the peace and quiet of a magnificent landscaped plot of 5,000sqm. On the ground floor, the rooms have been redesigned to offer a comfortable kitchen, a living room, formerly the stable whose beaten earth has been covered with authentic terracotta tiles and oak floors. These rooms open onto the garden and its unobstructed view of the surrounding valleys. There is also a living room, a bedroom and a bathroom. It is possible to fit out an additional room with a mezzanine. At the end of the corridor, we can see the entrance to

a covered garage which conceals a magnificent wine cellar. A half-landing houses a bathroom from where we can enjoy the view of the outside through a large opening. Upstairs there is a bedroom, the master suite and a mezzanine used as an office. The garden is planted with various trees and fruit trees and has an above-ground swimming pool. In the background, an outbuilding registered in the land registry can be erected since there are posts and a slab. This farmhouse has been completely renovated with a careful choice of each material. You will be charmed by the character and tranquility of this place. Septic tank Water collector (low bill) Fireplace, pellet stove Roof redone ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2015 energy prices: between EUR1,729 Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 - 07 81 90 11 35

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€545,000

## Key Information

Year Built:	1890
Internal Area:	242 sqm
Land Area:	0.5 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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