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Property and outbuildings surrounded by nature

Haute-Garonne , Occitanie



€1,290,000

inc. of agency fees

7 Beds 7 Baths 640 sqm 1.25 ha

This former 19th century agricultural estate offers approximately 640sqm of living space on a plot of more than one hectare, a few minutes from Villefranche...

At a Glance

Reference	MFH-EATEA1-7100	Near to	Toulouse	Price	€1,290,000
Bed	7	Bath	7	Hab.Space	640 sqm
Land	1.25 ha	Pool	Yes	Land Tax	N/A

Property Description

This former 19th century agricultural estate offers approximately 640sqm of living space on a plot of more than one hectare, a few minutes from Villefranche de Lauragais. The complex includes a large gîte, three guest rooms and a main house, organized around a first cloistered garden. The vast winter garden gives access to the cathedral living room of the house. This first level, as well as the adjoining kitchen, offers a

warm and ideal space for family moments. On the lower level, two master suites and the cinema lounge have direct access to the swimming pool and its completely unobstructed view of the surrounding woods and the Pyrenees. In the heart of the cloister, the three air-conditioned guest rooms each have their own bathroom. The independent gîte offers the possibility of sleeping 8 people, divided into a bedroom on the ground floor and a dormitory upstairs. The large fitted garage is equipped with all electrical requirements to create a catering space. The estate is powered by numerous photovoltaic panels, promising near autonomy in electricity. The car park also has an electric vehicle charging station. ENERGY class: D / CLIMATE class: B Average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,830 and EUR2,530. Information on the risks to which this property is exposed is available on the G orisks website Commercial agent: Aymeric HUYNH - EI - RSAC number 890 473 309

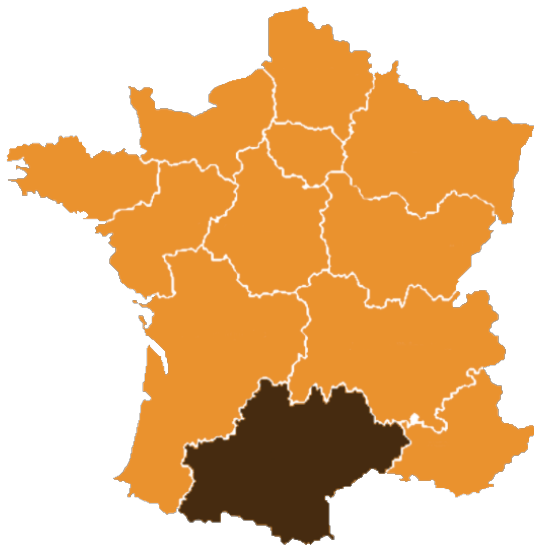
Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	7
Price	€1,290,000

Key Information

Year Built:	1850
Internal Area:	640 sqm
Land Area:	1.25 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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