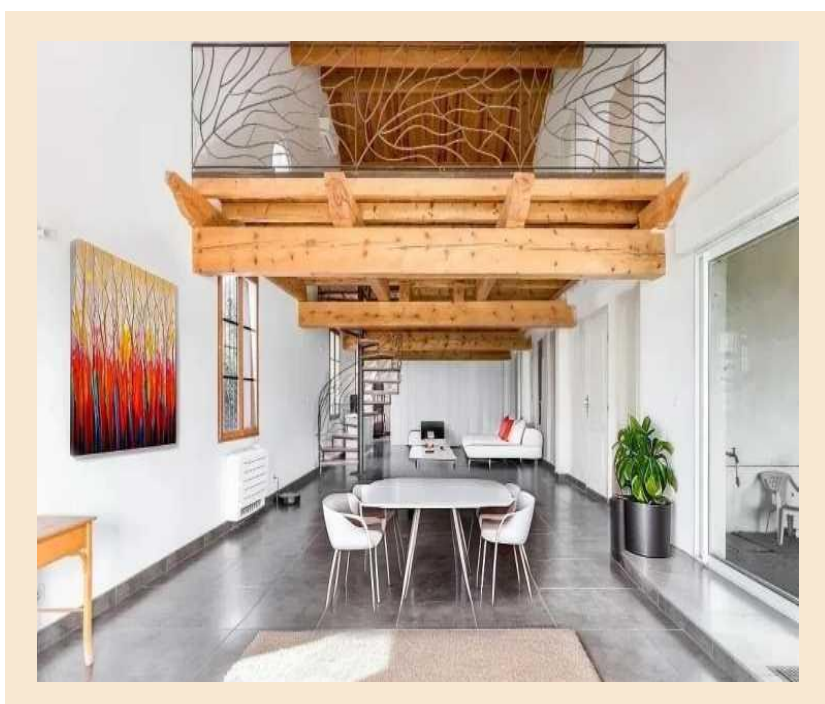


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## Spacious Farmhouse with swimming pool and outbuildings in the North East...

Haute-Garonne , Occitanie



# €595,000

inc. of agency fees

4 Beds   3 Baths   357 sqm   1.63 ha

This old farmhouse of 357m2 located in Bessières a few minutes from local amenities, offers a wooded plot of 1.6 hectares with a view of the valley, a...

### At a Glance

<b>Reference</b>	MFH-EATEA2-8434	<b>Near to</b>	Toulouse	<b>Price</b>	€595,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	357 sqm
<b>Land</b>	1.63 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This old farmhouse of 357m2 located in Bessières a few minutes from local amenities, offers a wooded plot of 1.6 hectares with a view of the valley, a heated swimming pool, a covered terrace and several outbuildings. The configuration of the house offers three living spaces that can be converted into separate accommodation, offering multiple possibilities such as an intergenerational family life project, a bed and breakfast project, or

even to combine housing and professional premises. The entrance leads to a first volume comprising a living room dining room, both delimited by a set of columns and its bow window projection. An imposing brick fireplace adorns the room. Two large bedrooms and a bathroom are available in this first living space. It is worth noting the charming elements such as the cement tiles which bring charm to the whole. The fitted and separate kitchen opens onto a large courtyard that can accommodate large tables on summer days. Two bedrooms and a bathroom with WC complete this friendly and warm ensemble. A second space also consists of two bedrooms, a second fitted kitchen, a bathroom with WC, offering a perfectly autonomous space, suitable for welcoming guests or guest rooms. Finally, a recent extension consists of a living room and kitchen that can be fitted out on the ground floor. Upstairs, a 45 sqm mezzanine enhances this large volume. A 125m<sup>2</sup> ready-to-decorate plateau with its raw earth bricks will allow you to create up to four additional bedrooms and a living room. Large oaks and weeping floors stand on a 1.6 hectare plot, with a heated salt water swimming pool, ideal for enjoying the beautiful days in complete peace. A barn of some 150 sqm, with a new roof, is a versatile space that will appeal to lovers of large volumes. A second outbuilding equipped with photovoltaic panels can park 1 to 2 vehicles, guaranteeing both energy autonomy and practicality. This unique farmhouse offers a rare living environment, ideal for characterful life projects. The timeless character and its multiple development possibilities are undeniable assets of this property. Shops 4 minutes away, nursery, primary and secondary schools 5 minutes away, A68 motorway 11 minutes away, Toulouse 30 minutes away ENERGY CLASS: C / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,940 and EUR4,040 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 62 80 45

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€595,000

## Key Information

Year Built:	1850
Internal Area:	357 sqm
Land Area:	1.63 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery









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