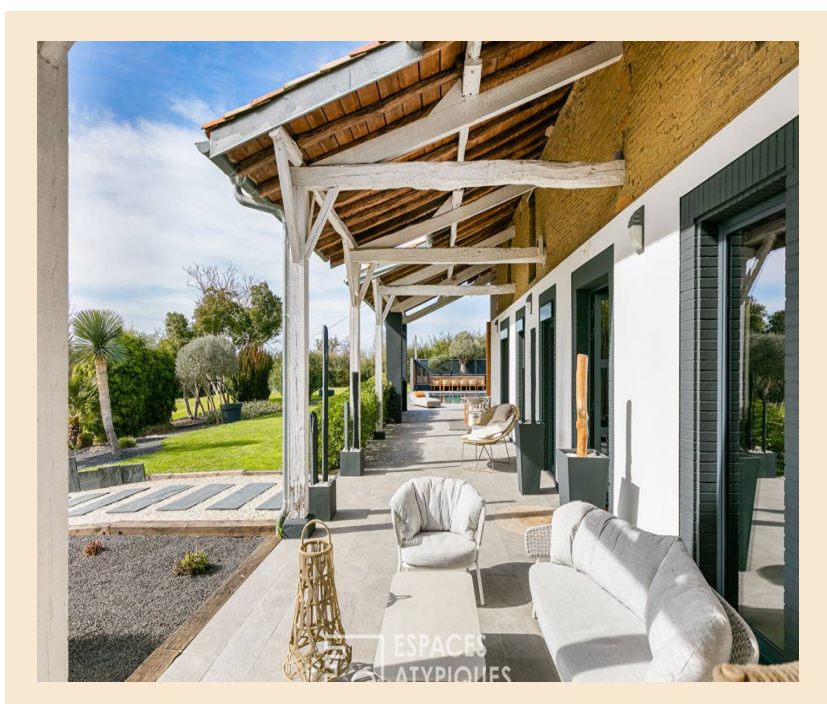


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Old farmhouse renovated in a contemporary style with swimming pool

Haute-Garonne , Occitanie



€845,000

inc. of agency fees

5 Beds 3 Baths 380 sqm 0.52 ha

Located in Verfeil, this 1849 farmhouse of approximately 380sqm has undergone an exceptional renovation in a contemporary style. Access to the property...

At a Glance

Reference	MFH-EAT10047	Near to	Toulouse	Price	€845,000
Bed	5	Bath	3	Hab.Space	380 sqm
Land	0.52 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Verfeil, this 1849 farmhouse of approximately 380sqm has undergone an exceptional renovation in a contemporary style. Access to the property has been expertly designed. A parking area for numerous vehicles is provided in the foreground. The architecture and scope of the renovation gradually become apparent. Upon entering, the volumes and architectural choices are striking. The ground floor is dedicated to

living. Several lounges with multiple atmospheres benefit from a surface area of approximately 150sqm divided between two first lounges and an open-plan living room. The mix of materials and the extraordinary volumes are impressive. A fireplace adds a touch of warmth and invites conviviality. A mezzanine overlooks the main living room and allows for an office. The possibilities are endless in these spaces. The whole opens onto the exterior between terraces and garden. Slightly set back, a kitchen and utility room are located at the rear of the building. Both have access to the north terrace. On the west wing of the building, a 50sqm space could be converted into a master suite or outbuilding. The upper floor is dedicated to relaxation. The first, en suite, like the lower one, the volumes are breathtaking. A living room serves as a hallway for the 3 other bedrooms and the two shower rooms / bathrooms. The exteriors are not left out. The facade surprises with this perfect balance between respect for the old and contemporary touches brought by the anthracite joinery, the covered and open terraces, ... The heated and salt-treated swimming pool of 10x5m required titanic work. Surrounded by a tiled terrace and Mediterranean flowerbeds. The garden of approximately 5000sqm offers different spaces on the front and rear of the building. The perfect balance between the charm of the old and the contemporary, both in style and comfort, makes it an exceptional property today. Details on the renovation: Resumption of peripheral drainage, insulation, electricity, joinery, sanitation (micro station) between 2016 and 2018. 12m well Swimming pool with reinforced membrane Toulouse center, airport 25 minutes away, ENERGY CLASS: B / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,530 and EUR3,500 Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€845,000

Key Information

Year Built:	1850
Internal Area:	380 sqm
Land Area:	0.52 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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