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House for sale in Haute-Garonne

Boulogne-sur-Gesse , Haute-Garonne , Occitanie



€208,000

inc. of agency fees

8 Beds 300 sqm 0.32 ha

Located 15 mins from Boulogne-sur-Gesse is this splendid home for sale dating from 1920 with 300m² of living space. Situated in the...

At a Glance

Reference	MFH-ADF1626663	Near to	Boulogne-sur-Gesse	Price	€208,000
Bed	8	Pool	No	Hab.Space	300 sqm
Land	0.32 ha			Land Tax	N/A

Property Description

Located 15 mins from Boulogne-sur-Gesse is this splendid home for sale dating from 1920 with 300m² of living space. Situated in the quiet countryside, it has 8 bedrooms and 265m² of outbuildings as well as a 280m² open hangar and 3200m² of land.

As you enter the house you will be impressed by the spacious volumes of the ground floor. A corridor serves the 24m² living room as well as two sitting rooms, 24m² & 16m². You will like the fireplaces and original

floor tiles present in each room.

A kitchen, larder and bathroom with shower and bath complete this floor. A door at the end of the corridor leads to the old refectory (45m²), the heating boiler room and a toilet. There is a leafy garden of around 1700m² with a poultry house and garden shed.

A lovely wooden staircase, currently equipped with a stairlift, leads up to a corridor enjoying lots of natural light which serves four bedrooms, each with oak flooring (two of 16m², two of 24m²).

The second floor also has four bedrooms, identical in size to those below. There is access to the 100m² insulated loft, practical for storage or another bedroom.

Attached to the house is a 180m² outbuilding in very good condition as well as a second house of 80m² to renovate. With stone walls and visible beams, it could allow a tourist project or other business to function.

Opposite, on a 1400m² plot, is the recent and open, 285m², storage hangar.

The tile roof is in good condition. There is a recent heat pump system providing heating. Windows are wooden framed with an extra pane of glass. The property is served by a septic tank system.

You will be south-facing, 15 mins from Boulogne-sur-Gesse and Isle-en-Dodon, 1h15 from Toulouse and airport, 1h30 from skiing, 2h30 from the Mediterranean and from the Atlantic coast.

Summary

Property type:	House
Bedrooms:	8
Price	€208,000

Key Information

Internal Area:	300 sqm
Land Area:	0.32 ha

Location: Occitanie



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