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## Renovated village house with independent studio and swimming pool

Haute-Garonne , Occitanie



**€520,000**

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.04 ha

In the heart of the sought-after village of Lanta, this 170 sqm house combines old-world charm with the comfort of a carefully renovated property. Upon...

### At a Glance

<b>Reference</b>	MFH-EAT10305	<b>Near to</b>	Toulouse	<b>Price</b>	€520,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the sought-after village of Lanta, this 170 sqm house combines old-world charm with the comfort of a carefully renovated property. Upon entering, a hallway with a closet provides ample storage space. The ground floor opens onto a spacious living room bathed in light, enhanced by generous volumes conducive to relaxation. A fully fitted kitchen blends harmoniously into this welcoming living space.

Upstairs, two bedrooms offer a warm and intimate setting, accompanied by an elegant bathroom. The entire property has benefited from a recent renovation, preserving the character of the period while incorporating modern amenities. On this same level, a room with a fireplace can be converted into a third bedroom or a second living room. A few steps higher, the master suite occupies a privileged space, with its own dressing room and private bathroom. The exterior extends this art of living with a private courtyard sheltered from view, a true haven of tranquility. A few steps further, a landscaped summer garden with a swimming pool perfectly complements the features of this property. A separate studio is an additional asset, offering multiple development possibilities, whether for a guest space, an office, or rental income. A private, closed garage completes the ensemble. This house with its atypical character seduces with its character and its privileged location, in the immediate vicinity of all amenities, shops, and school infrastructure, offering a sought-after living environment. Information on the risks to which this property is exposed is available on the Géorisques website

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€520,000

## Key Information

Year Built:	1800
Internal Area:	170 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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