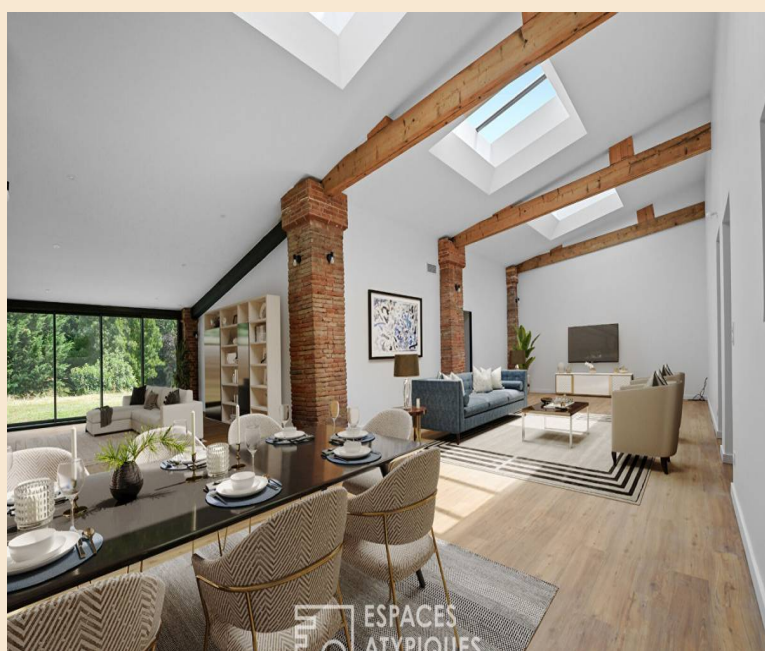


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Renovated farmhouse with swimming pool near Blagnac

Haute-Garonne , Occitanie



€595,000

inc. of agency fees

4 Beds 2 Baths 328 sqm 1.17 ha

Located in Merville, 15 minutes from Blagnac, this building of approximately 328sqm of living space sits on a wooded plot of over one hectare. The property...

At a Glance

Reference	MFH-EAT10715	Near to	Toulouse	Price	€595,000
Bed	4	Bath	2	Hab.Space	328 sqm
Land	1.17 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Merville, 15 minutes from Blagnac, this building of approximately 328sqm of living space sits on a wooded plot of over one hectare. The property has undergone an exceptional renovation in a contemporary style and still offers many possibilities. Upon entering the house, the spaciousness is impressive. The 190sqm living room has retained its old-world charm thanks to its exposed beams, Toulouse brick, parquet flooring,

and high ceilings. An indoor pool is located here, adding a touch of originality. Light reigns supreme thanks to the multiple openings and bay windows along the room, providing access to a private, unobstructed garden. The wood-burning stove adds a touch of warmth and conviviality. An open kitchen naturally extends this space. The bedrooms are divided into two separate areas. On one side, a hallway leads to two bedrooms, each with a dressing room. A shower room and a laundry room complete this part of the house. On the other side, two other spacious bedrooms are arranged around a second bathroom and a generous dressing area. The exterior is equally attractive: a terrace and a summer kitchen have been designed to enjoy the outdoor space in complete tranquility. The land extends over more than one hectare, sheltered from any overlooking view. A wooded area of 5,400 sqm is accessible at the back of the plot. All the features of this property create the perfect compromise between old-world charm and contemporary comfort. A separate apartment is accessible from one end of the house; the renovation carried out is of the same ilk. This property can be offered for purchase as an addition to the main house. Its rental income potential is a significant asset. Toulouse - Blagnac Airport 15 minutes away Closed garage and parking in front Storage attic on part of the house Complete roof renovation in 2021 Air conditioning ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR1,459 and EUR1,973 Information on the risks to which this property is exposed is available on the Géorisques website Some visuals in this ad are a 3D layout proposal. Non-contractual images. Sales agent: Mathieu Maupeu - EI - RSAC number 911 000 347 - 06 15 24 39 66

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€595,000

Key Information

Year Built:	1600
Internal Area:	328 sqm
Land Area:	1.17 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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