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## Old farmhouse on 1,1ha with possibility of 2 CU

Larroque , Haute-Garonne , Occitanie



# €271,000

inc. of agency fees

2 Beds    1 Baths    150 sqm    1.1 ha

Old farmhouse on 1,1ha with possibility of 2 CU This old farmhouse from 1830 has already been partially renovated. Among other things, there is a completely new roof on it. The dining room is ready...

### At a Glance

<b>Reference</b>	MFH-MPHGC2077	<b>Near to</b>	Larroque	<b>Price</b>	€271,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
<b>Land</b>	1.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Old farmhouse on 1,1ha with possibility of 2 CU

This old farmhouse from 1830 has already been partially renovated. Among other things, there is a completely new roof on it. The dining room is ready and so is the kitchen. Upstairs 2 bedrooms and a third

large space can still be filled in entirely according to your own wishes. There is already a connection for a bathroom and toilet.

Downstairs, the former living room is still waiting for the renovation.

At the rear of the house is the former wine storage where the stairs to the renovated rear are located.

On the site a storage of, among other things, the firewood (for the time being sufficient for 10 years) and a tractor with box and trailer and other tools and equipment (all for takeover).

Then also the old barn with a new first floor.

There is still a lot of building material available. This is also for takeover.

Furthermore, a well and well with hand pump. The land actually consists of 4 parts: the part with fruit trees and where the vegetable garden used to be, the house part (garden in front of and north of the house) with the barn and storage. In addition, there are two plots of about each. 2500m<sup>2</sup> that according to the zoning plan is suitable for applying for a building permit. Part of the plot (slightly higher) is forest with old oak trees. There is also a small plot of forest a little further in the village where there are old oak trees, where sufficient firewood can be found in case of failure.

The house is located at the end of a village at a small distance from a quiet main road between 2 villages. In that one village there are 3 thresholds so that the speed of the cars has already been reduced to a minimum.

Who is going to finish this nice property and enjoy life in the French countryside overlooking the hilly landscape and the peaks of the Pyrenees?

## Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€271,000

## Key Information

Year Built:	1830
Internal Area:	150 sqm
Land Area:	1.1 ha

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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