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## Lovely stone house with separate house, pool and gardens - VIDEO

Parisot , Tarn-et-Garonne , Occitanie



# €399,000

inc. of agency fees

5 Beds   4 Baths   190 sqm   4884 sqm

With no immediate neighbours and views over the surrounding countryside, this renovated stone house comes with a separate gite and gardens of just over an acre with a pool. Rental potential.

### At a Glance

<b>Reference</b>	MFH-RHGS600	<b>Near to</b>	Toulouse	<b>Price</b>	€399,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	190 sqm
<b>Land</b>	4884 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located within walking distance of the village with no immediate neighbours and views over the surrounding countryside, this renovated 4 bedroom stone built house (155 sqm) has a swimming pool, a separate gite (37 sqm) and gardens of just over an acre (4,884 sqm).

## **THE MAIN HOUSE**

### **The first floor**

- External stone steps with storage under lead up to
- Kitchen-Dining area An L shaped room with stairs leading up to master bedroom and washing machine under stairs
- The dining area (5,0m x 3,8m) (19,4 sq.m) with fireplace and woodburner, tommette tikes, views over pool and garden, washing machine point, stone evier and round to
- Kitchen area (5,0m x 3,5m) (17,5 sq.m) With dual aspect windows, built-in range of base and wall units, double butler sinks, Smeg gas fired range cooker, Beko dishwasher, carousel unit, wooden worktops with electric heater and beamed ceiling. Steps down to
- Salon (6,0m x 5,3m) (32,6 sq.m) With gap between kitchen and salon with scope to install a woodburner, dual aspect windows, two electric radiators, parquet floor and French double doors out onto the large balcony with lovely views. Stairs down to

### **The ground floor**

- With double French doors either side of the main lobby area (5,0m x 1,8m) (9,2 sq.m) with doors off to cloakroom with WC and wash basin, further cupboard with hot water cylinder, door to shower room with with wash basin and railhead shower in tiled cubicle.
- Bedroom 2. (4,9m x 2,9m) (14,4 sq.m) With tiled floor, electric heater, French doors to outside and door to bathroom (2,0m x 1,9m) (3,9 sq.m) with wash basin, bath with shower over, WC, extractor fan and electric heater.
- The passageway leads down to the other bedrooms
- Bedroom 3 (3,2m x 3,0m) (10 sq.m) With French doors to outside, wardrobe, exposed stone wall.
- Bedroom 4 (4,3mx 2,9m) (12,9 sq.m) With window looking out down the valley under the balcony, beams, cupboard and exposed stone walls.

### **The Attic Level**

- Master bedroom (7,0m x 4,2m) (30 sq.m including the shower room). A really lovely room with timber cruck ceiling, dressing area and door to shower room with shower cubicle, WC and wash basin with velux roof light.

## **THE SECOND HOUSE**

### **The ground floor**

- A separate building at the end of the garden with a chalet feel from the outside comprising

- Kitchen/living/dining area (6,6m x 3,5m) (23,8 sq.m). Timber base units with tiled worktops, white glazed sink with mixer tap, gas hob and cupboard with hot water cylinder. Tiled floor and beams.
- Bedroom 1 (3,1m x 2,9m) (9,3 sq.m) With tiled floor
- Shower Room (2,4m x 1,7m) (4,4 sq.m) With shower cubicle, wash basin and WC.
- *Stairs* up to Bedroom 2 (3,6m x 2,6m). Not counted in habitable space as this has lower ceilings, there is space to have two twin beds.

## **OUTSIDE**

- There is a parking area to the side of the quiet commune road that continues to a few other houses with gates into the gardens which extend to 4,884 sq.m in total. On one side of the house, there is a stone paved terrace with gravelled path leading down to the pool with lawns on either side.
- Swimming Pool. (10m x 5m) A chlorine pool with a liner, roman steps and the end and surrounded by a timber security fence.
- The pool house is under the pool with filtration system and electric heater.
- The other side of the house has a raised bed for vegetables under the balcony and a further area of lawn with a gravelled path leading up to the maison d'ami.

## **ADDITIONAL INFORMATION**

- This is a delightful property with an established rental for the last few years over a 22 week period on average which could be continued.
- Good business potential
- Walking distance to the village with bars and restaurants, bakery and small shop.
- Tax fonciere (land tax) 1615 euros per annum
- VIDEO available on request

*The main house has been successfully let for a number of years, contact us for full details and to receive the video tour.*

## Environment & Surroundings

Near to Shops? ✓

## And Before You Ask

Exposure: South-east  
Condition: Ready to move in  
Heating System: East  
Condition of Roof: Recent  
Drainage: Recent septic tank  
Property Tax: €1615.00

## Summary

Property type: Countryside house  
Bedrooms: 5  
Bathrooms: 4  
Price: €399,000

## Key Information

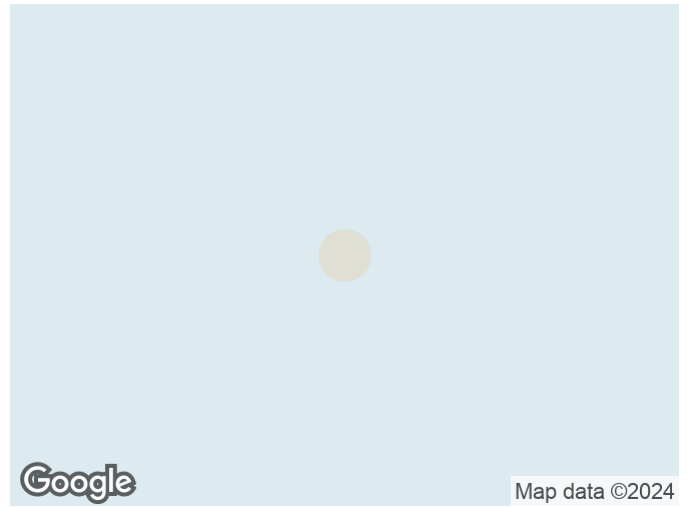
Year Built: 1860  
Internal Area: 190 sqm  
Land Area: 4884 sqm  
Floor: 2  
How many Outbuildings: 1  
Number of Fireplaces: 2

### Property Features:

- great views
- no immediate neighbours
- recent septic tank
- video on request
- walk to the shops
- rental potential

Has a Garden: Yes  
Has a Terrace?: Yes  
Swimming Pool?: Yes  
Pool House?: Yes  
Has ADSL/Broadband?: Yes

**Location: Occitanie**



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