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## House for sale in Haute-Garonne

Toulouse , Haute-Garonne , Occitanie



# €563,000

inc. of agency fees

5 Beds      255 sqm      4.41 ha

Located 40 minutes west of Toulouse, this old horse-riding property to renovate is composed of a mansion from the 19th century with...

### At a Glance

<b>Reference</b>	MFH-ADF1625720	<b>Near to</b>	Toulouse	<b>Price</b>	€563,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	255 sqm
<b>Land</b>	4.41 ha			<b>Land Tax</b>	N/A

### Property Description

Located 40 minutes west of Toulouse, this old horse-riding property to renovate is composed of a mansion from the 19th century with a living room, a kitchen-cum-dining room, a study, 5 bedrooms, 2 shower-room with 3 shared showers, 2 toilets, an attic, a stable, 12 loose-boxes, an old studio, a saddle room, a club house and a covered school, all on 4 hectares of adjoining land.

You'll enjoy finding yourself back in the middle of nature. A wonderful invitation to stroll on foot, bikes,

horses...

The property is entered from a small country road. The professional part is to the left, with the school, the loose-boxes and the stable. The mansion dates from the beginning of the 19th century and is on the right.

The house is entered between 2 imposing towers. On the left of the entrance hall / hallway (12 m<sup>2</sup>) is the first bedroom (17 m<sup>2</sup>) and it communicates with the living room (15 m<sup>2</sup>) which has a fireplace and then the kitchen (16 m<sup>2</sup>), both giving onto the garden.

On the right of the hallway is a big new living-cum-dining room (50 m<sup>2</sup>). The large staircase at the end of the hallway leads to the other 4 big connecting bedrooms (15 m<sup>2</sup>, 17 m<sup>2</sup>, 20 m<sup>2</sup> & 22 m<sup>2</sup>), with 2 shower-rooms, 3 shared showers and 2 toilets. At the end of this hallway there is a covered terrace.

Finally, on the last floor the attic (150 m<sup>2</sup>) is suitable for conversion and could be laid out to your liking, offering lots more space and lots of light.

Behind and adjoining the house, to entirely renew, there is a garage and old outbuildings.

Twenty-five metres to the right of the house are the stables, the 12 loose-boxes, an old studio, a club house and a big covered school. The position of the school allows direct access to nature, a forest.

The geographic situation of this property favours all horse related activities.

The roof has concave tiles. Construction is stone. Oil-fired heating and for hot water. Double-glazed joinery. Individual drainage system.

This property is ideal for anyone that loves authenticity, wishing to carry out a wonderful professional or personal project.

Located only 50 minutes from Toulouse and its international airport; 1 hr 40 min from the closest ski slopes; 2 hr from the Mediterranean Sea; 3 hr 20 min from the Atlantic Ocean; 2 hr from Spain.

Information on the risks that this property is exposed to is available on the website Géorisques:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	House
Bedrooms:	5
Price	€563,000

## Key Information

Internal Area:	255 sqm
Land Area:	4.41 ha

## Location: Occitanie



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