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## Superb maison de maitre, from XVII with 2 gites, pool, 2ha of land and...

Saverdun , Ariège , Occitanie



# €1,190,000

inc. of agency fees

9 Beds    4 Baths    471 sqm    2 ha

Maison de maître, from XVII century with two turrets, entirely renovated 471m<sup>2</sup> (including two gîtes, situated in the foothills of the Pyrenees, 50km south of Toulouse, set in about 2ha of land with beautiful...

### At a Glance

<b>Reference</b>	MFH-MPAR02224	<b>Near to</b>	Saverdun	<b>Price</b>	€1,190,000
<b>Bed</b>	9	<b>Bath</b>	4	<b>Hab.Space</b>	471 sqm
<b>Land</b>	2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Maison de maître, from XVII century with two turrets, entirely renovated 471m<sup>2</sup> (including two gîtes, situated in the foothills of the Pyrenees, 50km south of Toulouse, set in about 2ha of land with beautiful garden and swimming pool, large outbuilding, in an intimate setting with no neighbours, spectacular views of the Pyrenees and surrounding countryside.

Main house – 342m<sup>2</sup> : Entrance, shower room (shower, washbasin) with WC, Neptune solid wood Kitchen, fully equipped including Falcon cooker, living room with magnificent stone fireplace equipped with a wood burner. Storage room. Laundry room.

1st floor: Two master suites: one with en-suite bathroom and dressing room, the other with en-suite bathroom, jacuzzi and Italian shower and separate WC. 2 Large bedrooms. Family bathroom with WC. Large landing.

Second floor: Large music room 54m<sup>2</sup>, 2 large bedrooms with sink..

The Gîtes : Gite 1 – 76m<sup>2</sup>: very nice recently constructed conservatory with fully retractable doors (built by an artisan and great for capturing winter sun heat), Living room, separate WC, 2 bedrooms. Shower room and WC.

Gite 2 – 53.5m<sup>2</sup> : Living room, kitchen, bedroom, landing with sleeping area and shower room, separate WC.

The whole building is in excellent condition, it has been renovated in the last 15 years with a lot of luxury and quality materials. Recently the roof was completely renewed and two dormer windows installed (4 layers of insulation, aluminium, glass wool, sandwich panels), double glazing throughout. Gas central heating with condensing boiler, pellet stove and large wood stove (Jotul), bathroom made by a craftsman with jacuzzi.

Renovation work also includes new flooring and natural lime plaster on the walls. Sanitation by septic tank followed by phyto-treatment.

The exteriors: swimming pool with fantastic views of the Pyrenees, over 12m long with variable depth, salt system with new polyester lining (30 years life span), it is heated by 2 solar panels. The beautifully landscaped gardens contain many species of trees (in total over 4,000, including many fruit trees which yield a lot of cherries, apples, pears, plums; shrubs and hedges in addition to many grasses, herbs and flowers), a vegetable garden which can be extended, makes it a very special place for wildlife including butterflies and birds. A pond fed by the barn's rainwater. The land is terraced and is therefore accessible on foot or by quad bike, it is doubly enclosed and is equipped with an automatic double point gate and touch pad.

The outbuildings consist of an old barn of 146m<sup>2</sup> partly closed with two workshops and a garage...equipped with water and electricity. This building has a new steel roof and is equipped with 60 solar panels producing around 13,000 kwh per year for an income of around 7,000€ per year with the end of the contract for 2035. There are three outhouses for chickens, ducks or pigs. The house has its own driveway, newly tiled and is in a cul de sac, so very private. In addition, this property offers a well and a holding tank for 18m<sup>3</sup> of rainwater for irrigation via a pumping system), a fountain in front of the house, high quality exterior lighting. The house keeps beautifully cold in the heat of summer due to the 1m thick stone walls.

Great potential for a warm family house for around 22 people, or a gîte and B&B in a very nice and quiet location 15 minutes from Saverdun with all amenities (supermarkets, restaurants, school, college, pharmacy, etc., less than 30 min from Auterive, Toulouse (airport) less than an hour in the beautiful region of Occitanie. The historic village of Carla Bayle is only 15 minutes away.

## Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	4
Price	€1,190,000

## Key Information

Internal Area:	471 sqm
Land Area:	2 ha

## Location: Occitanie



## Gallery













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