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## House for sale in Haute-Garonne

Toulouse , Haute-Garonne , Occitanie



# €707,000

inc. of agency fees

5 Beds      260 sqm      0.71 ha

Located 30 mins west of Toulouse is this splendid, 19th Century property comprising a 260m<sup>2</sup> Manor House plus various agricultural...

### At a Glance

<b>Reference</b>	MFH-ADF1625907	<b>Near to</b>	Toulouse	<b>Price</b>	€707,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.71 ha			<b>Land Tax</b>	N/A

### Property Description

Located 30 mins west of Toulouse is this splendid, 19th Century property comprising a 260m<sup>2</sup> Manor House plus various agricultural buildings to renovate and reorganise as well as, attached to the house and in perfect condition, two stables and a small outbuilding. The main house consists of a living room, dining room, study, kitchen, five bedrooms, a storeroom, a kitchen with fireplace and larder and direct access to the attached stables and finally, a loft with space to use as you wish. The property has more than a hectare (3.5 acres) of flat grounds with clear views, an ornamental garden and a small pond.

You will have the sensation of tranquility and liberty with no neighbours in front of the house and a 180° view of the countryside. You will take much pleasure from the surroundings.

There are two possible entrances to this bourgeois dwelling. The main entrance is to the side of the house and a second is via the kitchen.

Via the main door we will enter the house and discover the 15m<sup>2</sup> entrance corridor with original parquet flooring and which serves, to the right, a spacious study (25m<sup>2</sup>) and the living and sitting room (35m<sup>2</sup>) with opposite, the 15m<sup>2</sup> kitchen with terra cotta floor tiles and original fireplace (currently not in working order). The second entrance opens to a small corridor leading to the 17m<sup>2</sup> dining room, also with fireplace, and a second corridor serves a toilet and the stables, offering 85m<sup>2</sup> of space and three boxes.

Upstairs, to the right and left of the landing are two bedrooms (10m<sup>2</sup> & 13m<sup>2</sup>) and continuing along a corridor are three further bedrooms (17m<sup>2</sup>, 22m<sup>2</sup> & 25m<sup>2</sup>), each enjoying lots of natural daylight, and finally a 6m<sup>2</sup> storeroom.

On the second floor, an antechamber opens to a 9m<sup>2</sup> bedroom with sloping ceiling and a door opens to allow access to the loft and access to the roof and framework.

Outside, you may access the "agricultural" section of the property and no less than 250m<sup>2</sup> of ground space which may easily be doubled with creation of an upper floor. There is a magnificent fireplace reflecting the history of this property. Stairs allow access to the big space under the roof, above the stables, which may also be converted to other purposes.

A doorway leads you to the older stables of the house and it's 6 boxes, making a total of 9 boxes in total. Two garages and a henhouse complete this splendid property.

The large majority of the grounds are located opposite the house as well as the small pond. With fields stretching away you will feel right in the middle of the countryside, yet 30 mins from the centre of Toulouse.

The roof is covered in Roman roof tiles. The house is constructed from stone. Windows are wooden framed and double glazed. Heating uses fuel. Hot water is produced by electricity. There is an individual sanitation system which will require bringing up to the latest regulations.

This property could provide a comfortable home for a family and, due to its size, it could easily accommodate numerous professional projects: farming, equestrian, tourist activity, gîtes, spas...

You and your family will take a lot of enjoyment from this bourgeois home and grounds and all of its charm.

You will be 37 mins from Capitole, the central square in Toulouse and it's international airport, 1h55 from the Mediterranean, 3h05 from the Ocean, 1h30 from skiing and 2h from the Spanish border. Close to all commerce and services with a preschool and primary school 5 mins away and secondary school 18 mins

away.

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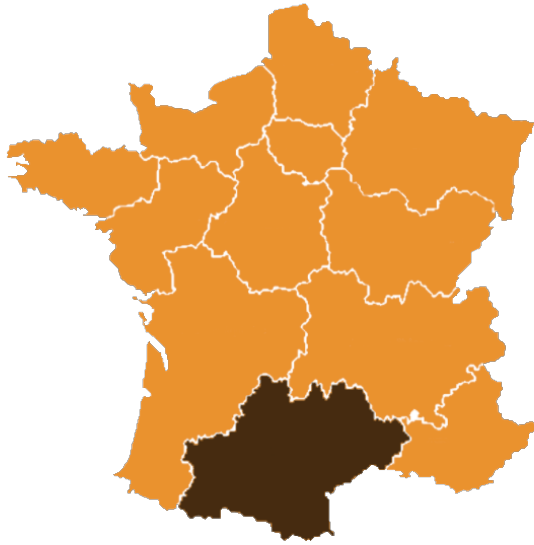
## Summary

Property type:	House
Bedrooms:	5
Price	€707,000

## Key Information

Internal Area:	260 sqm
Land Area:	0.71 ha

## Location: Occitanie



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