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## Superb property with outbuildings on more than 5ha of land

Montesquieu-Volvestre , Haute-Garonne , Occitanie



# €469,000

inc. of agency fees

4 Beds

202 sqm

5 ha

Superb property comprising a stone house 202m<sup>2</sup>, adjoining a very large garage/workshop 75m<sup>2</sup>, non-adjoining outbuildings on more than 5ha (mown by a neighbour without contract, land therefore free).

Views...

### At a Glance

**Reference** MFH-MPHG02343

**Bed** 4

**Land** 5 ha

**Near to** Montesquieu-Volvestre

**Pool** No

**Price** €469,000

**Hab.Space** 202 sqm

**Land Tax** N/A

### Property Description

Superb property comprising a stone house 202m<sup>2</sup>, adjoining a very large garage/workshop 75m<sup>2</sup>, non-adjoining outbuildings on more than 5ha (mown by a neighbour without contract, land therefore free). Views of the countryside and Pyrenean foothills. Well and swimming pool.

House: large entrance hall 5m<sup>2</sup>, bedroom 22.25m<sup>2</sup> with shower room, kitchen 20.80m<sup>2</sup> with fireplace, living

room 42.34m<sup>2</sup> with wood burner and access to the laundry/boiler room 15.81m<sup>2</sup> and then the garage/workshop.

1st floor: from the 4m<sup>2</sup> landing, access to 2 bedrooms, one of 22.28m<sup>2</sup> with large dressing room and the 2nd of 22.49m<sup>2</sup>. WC 2m<sup>2</sup>.

1st floor: from the lounge, access to the master suite with large bedroom 43.45m<sup>2</sup> with shower room 11.43m<sup>2</sup> (shower + large washbasin + WC).

Attic for storage, underfloor insulation.

The outbuildings are an old farmhouse (two rooms, 24.12m<sup>2</sup> and 15.07m<sup>2</sup>) and a hangar (44.91m<sup>2</sup>) and two small tin sheds for animals in the grounds.

The swimming pool faces south

The house has been renovated over the last 15 years, with a new roof, oil-fired central heating, new drainage, double glazing and a completely new interior...

Situated 5 minutes from a village with small amenities and weekly market, Montesquieu Volvestre is 12 kilometres away, Toulouse about 1 hour.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€469,000

## Key Information

Internal Area:	202 sqm
Land Area:	5 ha

## Location: Occitanie



## Gallery







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