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## Beautiful 18th century manor house of 218m<sup>2</sup> set in 12ha of land with...

**Cazères** , **Haute-Garonne** , **Occitanie**



# €699,900

inc. of agency fees

6 Beds    1 Baths    218 sqm    1.2 ha

Beautiful 18th century manor house of 218m<sup>2</sup> set in 1.2ha of land with swimming pool and outbuildings: cottage, professional premises...

### At a Glance

<b>Reference</b>	MFH-MPHG02350	<b>Near to</b>	Cazères	<b>Price</b>	€699,900
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	218 sqm
<b>Land</b>	1.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful 18th century manor house of 218m<sup>2</sup> set in 1.2ha of land with swimming pool and outbuildings: cottage, professional premises and large garage less than 5 minutes from the A64.

Ground floor: sitting room 30.5m<sup>2</sup>, living room 15m<sup>2</sup>, dining room 29.5m<sup>2</sup>, fitted and equipped kitchen 15m<sup>2</sup>, study 14.7m<sup>2</sup>, bedroom 15.4m<sup>2</sup>, bathroom 16m<sup>2</sup>, boiler room 11m<sup>2</sup> and WC.

Tower: 2 bedrooms of 26 and 30m<sup>2</sup>.

This building is in very good condition and has oil-fired central heating, single-glazed joinery and a sewage treatment plant. With its spacious rooms, high ceilings and numerous character features, this house is full of charm.

Maisonette: living room 33m<sup>2</sup>, fitted and equipped kitchen 10m<sup>2</sup>, bedrooms 15.7m<sup>2</sup>, shower room with WC. 1st floor: bedroom 26.5m<sup>2</sup>, shower room with WC and attic. Aerothermal heating and reversible air conditioning, double glazing...

Professional premises of approx. 104 m<sup>2</sup> with two office areas, a bedroom with shower room, reversible air conditioning and radiator heating, double glazing... and its garage, ideal for a liberal profession or for conversion into living accommodation.

Finally, there is a large garage with a floor surface area of approx. 44 m<sup>2</sup>, ideal for a workshop or any other project.

The wooded grounds surround the property and include a 13x6 swimming pool. It is fully equipped with water and electricity and a working well supplies the property with water.

Great potential for a house with gîte and B&B in a very beautiful, quiet location less than 15 minutes from Cazères and less than 5 minutes from the A64 motorway, Toulouse (airport) about 35min in the beautiful Occitanie region.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	1
Price	€699,900

## Key Information

Internal Area:	218 sqm
Land Area:	1.2 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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