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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 and large garage less than 5 minutes from the A64. Ground floor:...

### 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          |

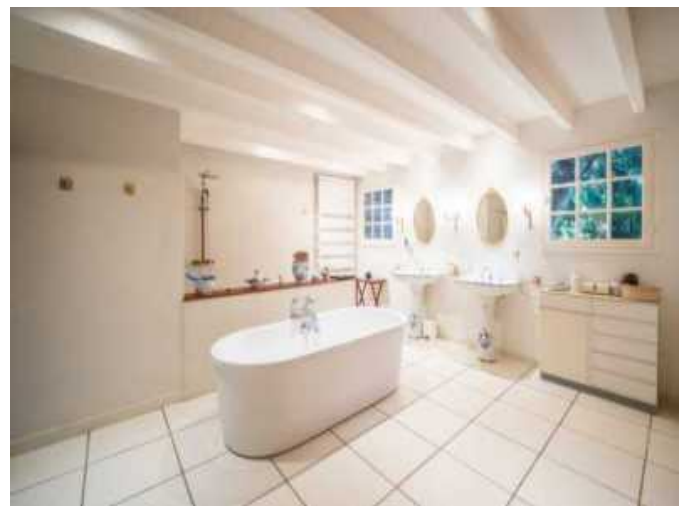
## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 218 sqm |
| Land Area:     | 1.2 ha  |

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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