

# Beautiful 18th century manor house of 218m2 set in 12ha of land with...

Cazères, Haute-Garonne, Occitanie





Beautiful 18th century manor house of 218m2 set in 1.2ha of land with swimming pool and outbuildings: cottage, professional premises...

## At a Glance

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

#### **Property Description**

Beautiful 18th century manor house of 218m2 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 30.5m2, living room 15m2, dining room 29.5m2, fitted and equipped kitchen 15m2, study 14.7m2, bedroom 15.4m2, bathroom 16m2, boiler room 11m2 and WC.

Tower: 2 bedrooms of 26 and 30m2.

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 33m2, fitted and equipped kitchen 10m2, bedrooms 15.7m2, shower room with WC. 1st floor: bedroom 26.5m2, 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: Bedrooms: Bathrooms Price Countryside house 6 1 €699,900

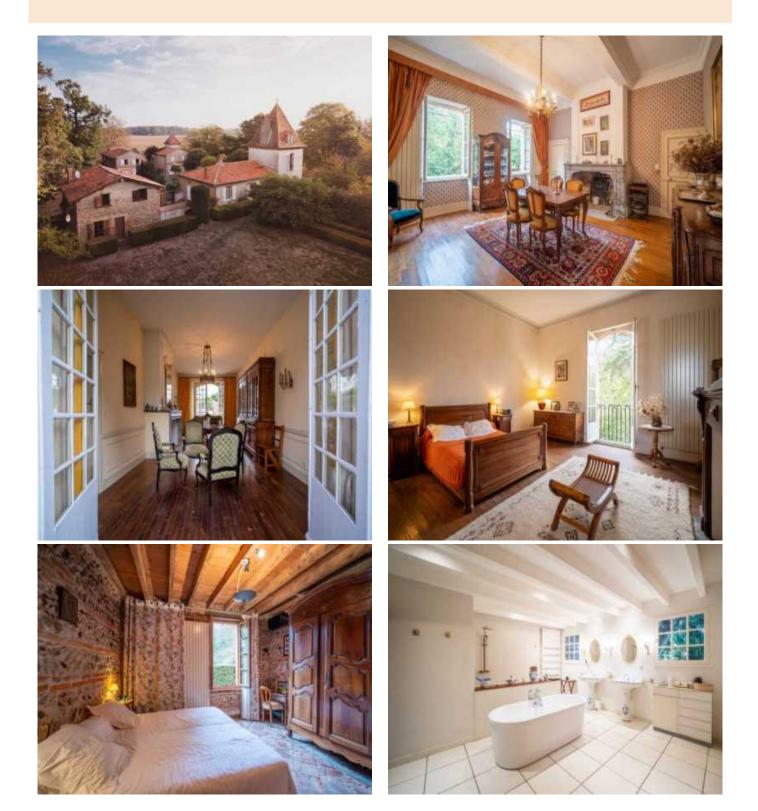
## **Key Information**

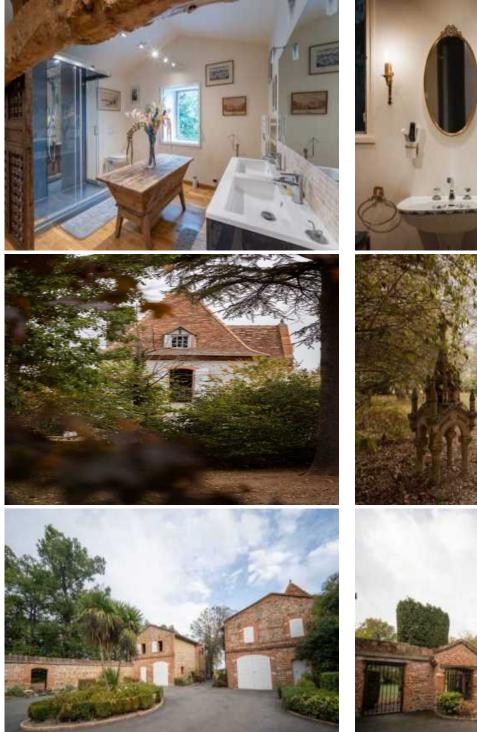
Internal Area: Land Area: 218 sqm 1.2 ha

#### **Location: Occitanie**



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