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## House for sale in Haute-Garonne

Mauvezin , Haute-Garonne , Occitanie



# €1,355,000

inc. of agency fees

6 Beds      450 sqm      14 ha

Located one hour from Toulouse is this beautiful manor house property situated in an exceptional, quiet environment and isolated away...

### At a Glance

<b>Reference</b>	MFH-ADF1626051	<b>Near to</b>	Mauvezin	<b>Price</b>	€1,355,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	450 sqm
<b>Land</b>	14 ha			<b>Land Tax</b>	N/A

### Property Description

Located one hour from Toulouse is this beautiful manor house property situated in an exceptional, quiet environment and isolated away from any neighbours. This home consists of two sitting rooms, a dining room, kitchen, library, six bedrooms, four bathrooms and three washrooms. The property has 14 hectares of grounds including a swimming pool and dominates the local area with views of the surrounding countryside and nearby lake. A unique property for your new life in France.

On entering the property you will adore the imposing 30m<sup>2</sup> entrance hall, welcoming and cosy. To the right is the 27m<sup>2</sup> sitting room with nice open fireplace, a 25m<sup>2</sup> library complete with Charles X pool table and the 40m<sup>2</sup> living room, soothing and bathed in natural light.

To the left of the entrance is the 28m<sup>2</sup> dining room complete with magnificent original fireplace, the 25m<sup>2</sup> kitchen which is fully fitted and professionally equipped, a 14m<sup>2</sup> larder/laundry room and finally a 6m<sup>2</sup> washroom.

The splendid original staircase leads up to a big landing serving four bedrooms (18, 20, 24 & 25m<sup>2</sup>) each equipped with private bathroom.

The second floor has two master bedroom suites, each of 44m<sup>2</sup> and with sitting room, bedroom, shower and toilet. A 12m<sup>2</sup> walk-in wardrobe is also on this floor. Between these two upper floors and above the living room you have 100m<sup>2</sup> of loft space to exploit as you wish.

Outside, you will adore the 200m<sup>2</sup> covered terrace with summer kitchen, sitting area, toilets and an exceptional view of the nearby lake. A second, 70m<sup>2</sup> terrace to the north allows an 180° of the lake. You may relax next to the 12x5m swimming pool (salt-treated) and enjoy the superb view.

Another outbuilding offers 150m<sup>2</sup> of space to develop a tourist or leisure activity.

The location is quite simply, magic. An isolated, quiet location with no overlooking neighbours nestled in this preserved countryside location. The 14 hectares of grounds assure tranquility.

This superb property has been fully and tastefully renovated using quality materials. The roof is covered in tile with 400mm of glass wool insulation. Windows are wooden framed and double glazed. The wooding flooring has been soundproofing insulation. Heating is provided by a fuel-powered heater. Wiring is up to current regulations as is the septic tank system which serves the property.

You will be close to all commerce and services. One hour from Toulouse and it's international airport, 1h15 from Spain and from skiing, 2h from the Atlantic Ocean and 2h30 from the Mediterranean Coast.

## Summary

Property type:	House
Bedrooms:	6
Price	€1,355,000

## Key Information

Internal Area:	450 sqm
Land Area:	14 ha

## Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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