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Charming house 6 bedrooms on nice land, intimate setting

Carbonne , **Haute-Garonne** , **Occitanie**



€790,000

inc. of agency fees

6 Beds 3 Baths 450 sqm 1.6 ha

Renovated character house 450m² with beautiful garden with swimming pool and jacuzzi and wooded areas on a total plot of 1.6ha. No neighbours overlooking the property. Ground floor: Veranda 41m², 1st...

At a Glance

Reference	MFH-MPHG02380	Near to	Carbonne	Price	€790,000
Bed	6	Bath	3	Hab.Space	450 sqm
Land	1.6 ha	Pool	No	Land Tax	N/A

Property Description

Renovated character house 450m² with beautiful garden with swimming pool and jacuzzi and wooded areas on a total plot of 1.6ha. No neighbours overlooking the property.

Ground floor: Veranda 41m², 1st living room 55m²: living room with fireplace and equipped kitchen area, 2nd living room 51m²: living room with fireplace and kitchen. Access to a 26m² en-suite bedroom with

bathroom (open plan) and wood burner. Access to a lounge 43m² with wood burner in large fireplace and small balcony overlooking the river.

1st floor: Landing with small sitting area 6m² with mezzanine 13m², bedroom 27m² with bathroom 6.5m² and WC, bedroom 25.9m² with shower room 7m² and WC, bedroom 19m² with mezzanine 17m² shower room 4m² with WC, linen room 15.9m² and bedroom 20.3m² with shower room 13.6m². Bedroom 33.8m² with bathroom.

Rockery 12m² on the veranda, allowing access to the bedrooms from this side also.

Basement 70m² with vaulted cellar 25m²

The exteriors: By the river, in a peaceful and intimate setting, there is a large wooden terrace, a superb salt water swimming pool with robot and heated by heat pump, a 5-seater balneotherapy spa. On the other hand, 2 adjoining outbuildings: a 45m² garage and a 35m² boiler room (pellet storage, boiler, etc.). The house is in excellent condition, the whole has been tastefully restored: brick walls, exposed beams, beautiful fireplaces... central heating by wood pellet boiler, wood stoves, recent kitchens and bathrooms, double glazed PVC and aluminium windows, independent septic tank with maintenance contract.

Great potential for 2 houses and/or gîte/B&B in a very nice and quiet location 15 minutes from CARBONNE, 2 minutes from a village with all amenities (supermarkets, restaurants, school, college, pharmacy, etc.), school bus, Toulouse (airport) 40 min away.

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€790,000

Key Information

Internal Area:	450 sqm
Land Area:	1.6 ha

Location: Occitanie



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C. BAUER – Sunday Times

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