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## 3 bed Countryside house for sale near Toulouse

**Cadours** , **Haute-Garonne** , **Occitanie**



# €647,000

inc. of agency fees

3 Beds      370 sqm      4.99 ha

In the Cadours sector, 20 km from Grenade, 30 km from Pibrac, 35 km from Colomiers and Blagnac, 40 km from Montauban, I am pleased to offer you this late 19th century Toulouse house of 575m<sup>2</sup> on the ground...

### At a Glance

<b>Reference</b>	MFH-EQ83937468	<b>Near to</b>	Cadours	<b>Price</b>	€647,000
<b>Bed</b>	3	<b>Pool</b>	Yes	<b>Hab.Space</b>	370 sqm
<b>Land</b>	4.99 ha			<b>Land Tax</b>	N/A

### Property Description

In the Cadours sector, 20 km from Grenade, 30 km from Pibrac, 35 km from Colomiers and Blagnac, 40 km from Montauban, I am pleased to offer you this late 19th century Toulouse house of 575m<sup>2</sup> on the ground whose 370m<sup>2</sup> of living space are restored with charm and authenticity.

Past the porch, the main entrance serves the whole house. You will be seduced by the large living room of nearly 85 m<sup>2</sup> with its cathedral ceiling and its exposed framework, its lime and terracotta walls as well as its heated floor and its fireplace. This room gives access to a covered terrace and a veranda.

The fitted dining kitchen with bar, barbecue and pantry is open to the living room. The ground floor also has 3 large bedrooms each with its own shower room/bathroom as well as 4 toilets. A central staircase leads you to a mezzanine of more than 100 m<sup>2</sup> on which bedrooms can easily be converted.

The 3 attics of almost 200m<sup>2</sup> in total, level with the mezzanine, offer an additional possibility of development. Finally, communicating with the ground floor by a corridor-cloakroom, you will find 2 adjoining outbuildings of more than 150m<sup>2</sup> in total, the first with a workshop and the boiler room then the second with a garage in which you can easily put two cars.

The land of almost 5 hectares offers you a panoramic view of the surrounding countryside and a peaceful but not isolated living environment. It includes a garden part with an above ground swimming pool, the other part comprising meadows, woods, vines, orchard and well.

Lots of character and many assets for this property with in particular its DPE classified B thanks to its heat pump, its solar panels and a great potential for evolution according to your projects. Family life with its schools 3 km away, creation of guest rooms or other, everything is possible!

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€647,000

## Key Information

Year Built:	1900
Internal Area:	370 sqm
Land Area:	4.99 ha
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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