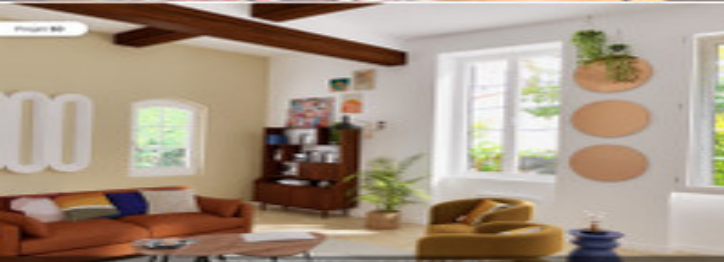
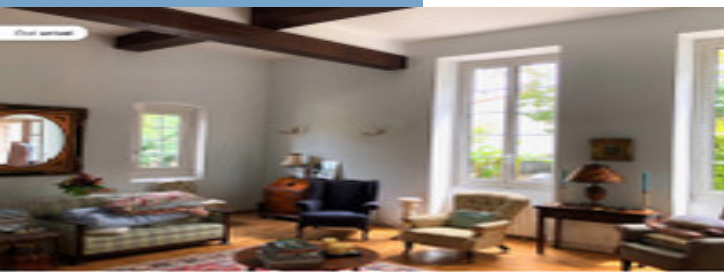




## 230 M2 HOUSE OF CHARACTER IN A VILLAGE WITH A HISTORIC GATEWAY,



230 M2 HOUSE OF CHARACTER IN A VILLAGE WITH A HISTORIC GATEWAY,...



PROPERTY FACT FILE	
REFERENCE	A30396JLV31
PRICE	€ 599,000 £ 497,679* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	230 m <sup>2</sup>
LAND	4420 m <sup>2</sup>
TOWN	Carbonne
DEPARTMENT	Haute_Garonne
LOCATION	Village property
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



- Not overlooked
- Land planted with trees
- Springs and wells
- Large living rooms
- in the peace and quiet of a historic village

230 M2 HOUSE OF CHARACTER IN A VILLAGE WITH A HISTORIC GATEWAY,...

Ref : A30396JLV3I

Property, 7 rooms. Hall with convivial bar area. Dining kitchen with veranda and adjoining storeroom. Large living room of 33 m2 with fireplace and wood burner. Living room with cathedral ceiling, 51 m2, fireplace. Covered terrace with access to a shaded courtyard, summer kitchen and 12m x 6m swimming pool.

## DESCRIPTIF

The property enjoys a dual setting: countryside and town. Just 3 minutes from the village centre, with its historic past. Rieux-Volvestre is a rural commune with 2,619 inhabitants. Rieux is part of the Toulouse catchment area. The alternative route to Santiago de Compostela

The town's patron saint is Saint Cizy, celebrated on 16 August.

The town's architectural heritage includes seven buildings protected as historic monuments: the Cathedral of the Nativity of Mary, listed in 1923, a house listed in 1927, a house listed in 1947, the Lajous bridge, listed in 1950, another house also listed in 1950, the Maison Laguens, listed in 1973, and La Tourasse, listed in 199

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A30396JLV3I>

COMPLETE FILE AND PHOTO ON REQUEST

LEGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

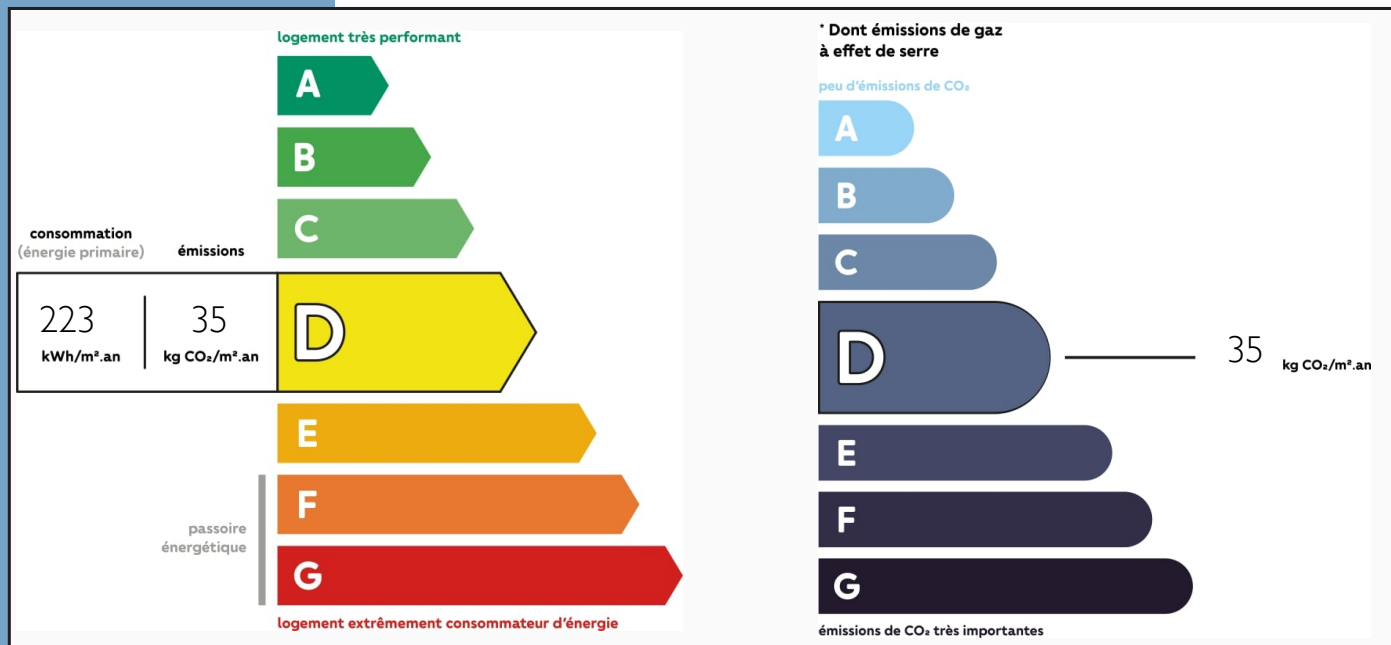
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

230 M2 HOUSE OF  
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Ref : A30396JLV3 I

## ENERGIE-DPE



## NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A30396JLV3 I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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