



RENOVATED FORMER TOULOUSE FARMHOUSE,  
295 M<sup>2</sup> OF LIVING SPACE, 8,500 M<sup>2</sup> OF LAND,  
SWIMMING POOL. 30 KM SOUTH OF T



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## PROPERTY FACT FILE

REFERENCE	A28245AK31
PRICE	€ 698,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	296 m <sup>2</sup>
LAND	8500 m <sup>2</sup>
TOWN	Lavernose-Lacasse
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Barns - outbuildings

\*Price based on current exchange rate which is subject to change

- Large HOUSE ready to move into without any work.
- Possibility of Gîte or 5 guest rooms.
- The 1st floor can be converted, 150 m<sup>2</sup>
- Only 30 km from the CAPITOLE, Toulouse city centre
- 28 minutes from BLAGNAC TOULOUSE airport

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Ref : A28245AK3 I

UNIQUE in the SOUTH WEST,

Gîte or chambres d'hôtes available on the outskirts of Toulouse.

Haute Garonne

Occitanie

## DESCRIPTIF

A very attractive FARMhouse with 295 m<sup>2</sup> of living space, 49 m<sup>2</sup> mezzanine and more than 150 m<sup>2</sup> of attic space, set in 8500 m<sup>2</sup> of land, just 30 km from the CAPITOL, Toulouse.

The entrance is via a huge 14 m<sup>2</sup> hallway.

Left-hand side:

A separate fitted kitchen with fireplace. Old terracotta tiles on the floor for a surface area of 25 m<sup>2</sup>.

A beautiful 48 m<sup>2</sup> living room with open fireplace. A wall with a feeding trough has been preserved, VERY SYMPA.

A staircase gives access to a 50 m<sup>2</sup> mezzanine for a games or cinema room. Very high ceilings.

From the lounge, a magnificent solid door gives access to 2 adjoining rooms of 40 m<sup>2</sup> that could be converted into offices, or 2 possible bedrooms, or a GITE.

On the right-hand side of the corridor :

3 bedrooms, chestnut flooring. Fitted cupboards with LOUIS XV style doors. Solid oak entrance door to all bedrooms, bathroom, shower room, the 2 toilets and other rooms.

- 1 20 m<sup>2</sup> bedroom

- 2 27 m<sup>2</sup> bedroom

- 3 27 m<sup>2</sup> bedroom

A bathroom with whirlpool bath and walk-in shower and washbasins, 9 m<sup>2</sup>.

A shower room with hammam cabin, shower, sauna, and a washbasin, 11 m<sup>2</sup>.

2 WCs with washbasins, a double French window opening onto the rear garden.

A 4 m<sup>2</sup> dressing room.

A wine cellar.

A laundry and boiler room.

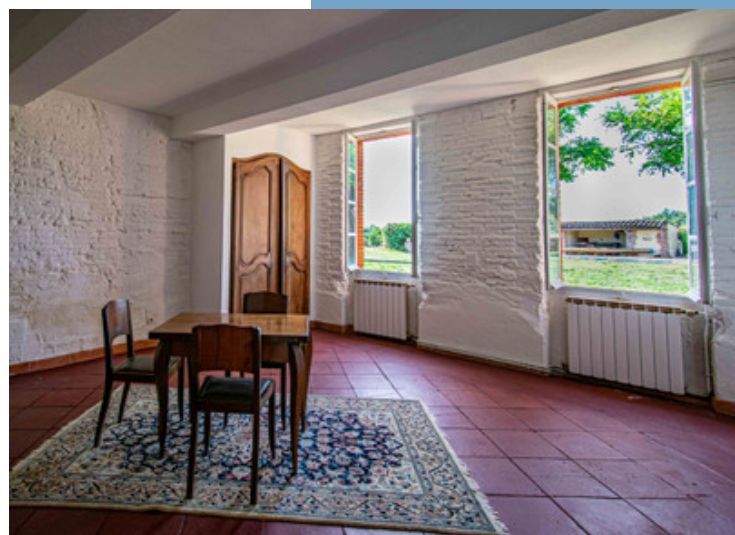
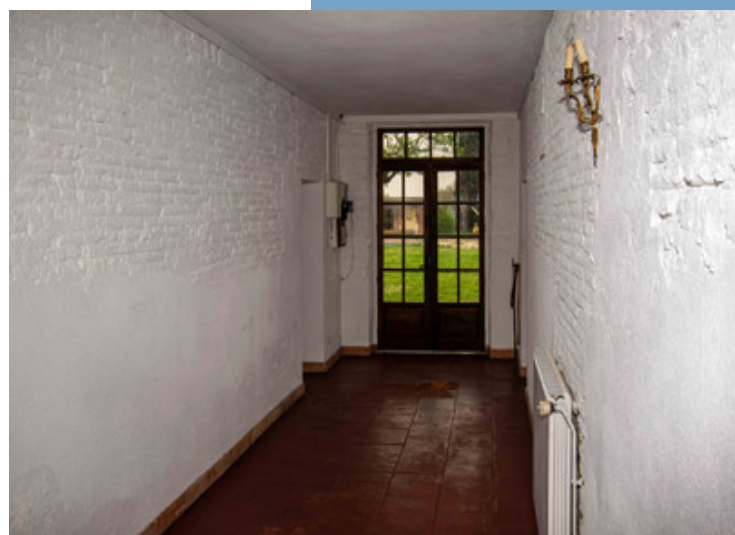
An ecological micro purification plant

Outside, there is a 10 m x 5 m saltwater SWIMMING POOL, a POOL HOUSE, a BARBECUE, toilet and shower. Swimming pool with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28245AK3 I>

COMPLETE FILE AND PHOTO ON REQUEST



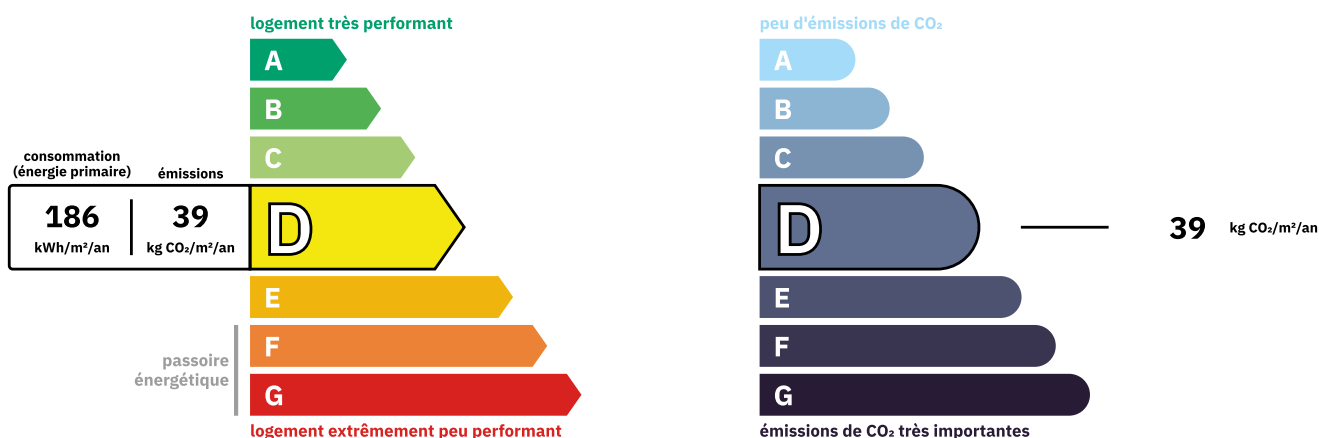


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 5830 € and 7970€ for 2021

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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