



60 KM FROM TOULOUSE SUD VILLA FOR SALE  
WITH 310 M2 LIVING SPACE GROUNDS OF 3550  
M2, SWIMMING POOL. GARAGE



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SUD VILLA FOR SALE WITH  
310 M2 LIVING SPACE  
GROUNDS OF 3550 M2,  
SWIMMING POOL. G...



PROPERTY FACT FILE	
REFERENCE	A30410AK31
PRICE	€ 587,000 £ 485,801* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	310 m <sup>2</sup>
LAND	3550 m <sup>2</sup>
TOWN	Cazères
DEPARTMENT	Haute_Garonne
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, Land with CU
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Drop off your suitcases, ready to move in straight
- 500 metres away, nursery, primary and secondary sc
- 14 food shops within a 1.5 km radius
- Motorway access 3.6 km away.
- 61 km from CAPITOLE / TOULOUSE city centre.

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This magnificent house is located in a town with fewer than 5,000 inhabitants, in a peaceful setting, not overlooked.  
Lots of light in all rooms thanks to the large French windows.  
This villa was renovated 18 months ago: floors, paintwork and kitchen.

## DESCRIPTIF

This villa was renovated 18 months ago: floors, paintwork and kitchen.

It comprises 7 rooms + garage.

Ground floor

A large entrance hall with right-hand side

- A 12 m2 bedroom or study
- A fully fitted kitchen of 26 m2, central island, large bay window facing the swimming pool and dining area. Large terrace.
- Next to the entrance is a huge 60 m2 living and dining room with fireplace. A mezzanine gives you very high ceilings. This mezzanine could be converted into an office or cinema area.
- A half-basement of 47 m2 could be used as a sports or games room with a shower room, toilet and laundry area, accessed from the house.
- Also on the left-hand side of the corridor is a bedroom of 14.2 m2 and another of 14.40 m2.
- Shower room and toilet.

On the 1st floor is a flat with private access, either from outside or from the house. Over 60 m2.

- Kitchen, dining room and living room.
- A beautiful bathroom with toilet.
- A huge bedroom.

The roof has been remodelled.

A 47 m2 garage with automatic door.

Electric gate.

It is possible to have an additional 1150 m2 of building land, please contact me.

you'll find a range of local shops and services:

Supermarkets: There are several options for shopping, including an Intermarché Super on Avenue de Saint-Julien, as well as a Carrefour Market nearby.

Bakeries and patisseries: Artisanal bakeries in Cazères, such as Boulangerie Chez Laurent, offer local breads, viennoiseries and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30410AK31>

COMPLETE FILE AND PHOTO ON REQUEST

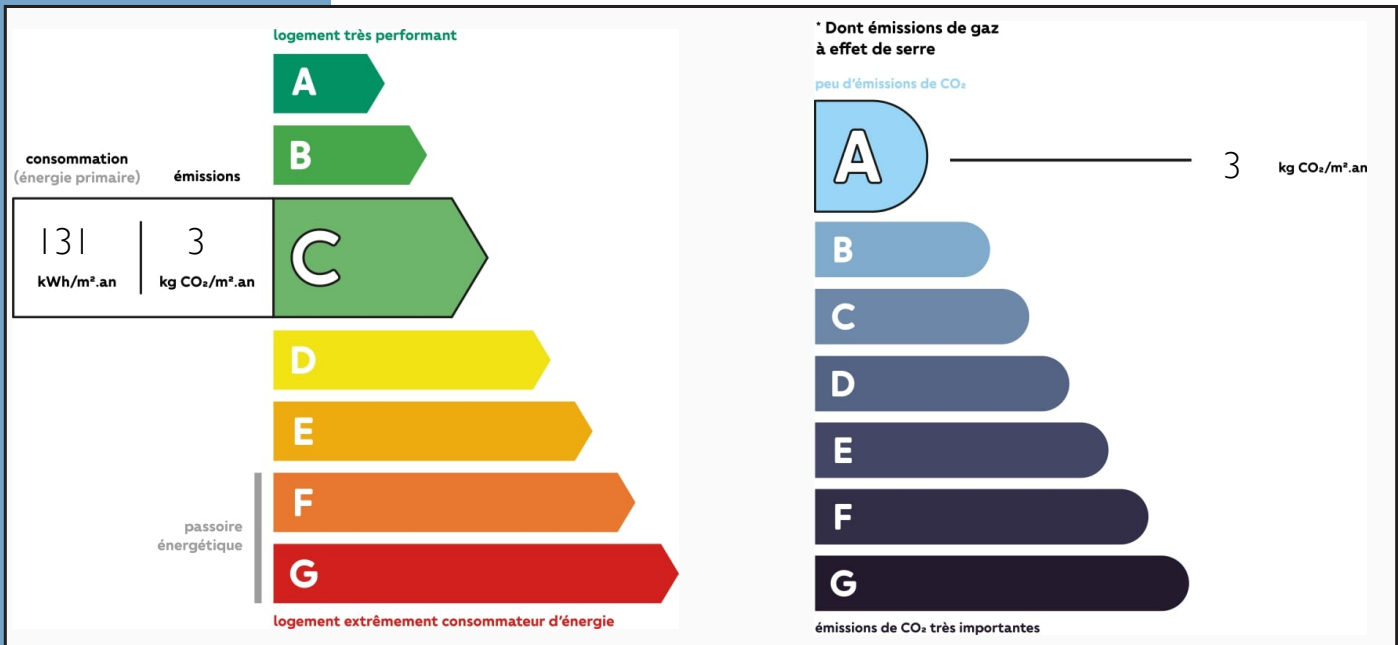


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 :A30410AK31  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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