



MASTER'S HOUSE OF 245 M² LIVING SPACE ON A 2.85-HECTARE PARK WITH CARETAKER'S RESIDENCE AND POOL

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PROPERTY FACT FILE	
REFERENCE	A32796AK31
PRICE	€ 1,410,000 £ 1,173,444* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	245 m ²
LAND	28500 m ²
TOWN	Toulouse
DEPARTMENT	Haute_Garonne
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautiful Master's House 25 km from Toulouse
- Large Park with Fruit Trees
- Pool 20 m x 8 m with a Depth of 3.20 m and Pool Ho
- Tennis Court to Renovate
- Possibility to Build on 300 m² with Approved

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A Village in the Heart of Occitanie

This Master's House is situated in a charming village in Occitanie, a region renowned for its rich cultural heritage, diverse landscapes, and

DESCRIPTIF

Stunning Toulouse Brick Estate with Two Towers

This unique property offers spacious, authentic living spaces, combining comfort and character.

Ground Floor: Upon entering, a period oak door welcomes you into a vast, crosswise hallway.

Right side: A dining room adjacent to a fully equipped kitchen with access to a beautiful conservatory, perfect for relaxation or meals in any season. This space extends outdoors with an 80 m² terrace.

Left side: A 55 m² living room featuring a majestic fireplace, plus an office with direct outdoor access.

First Floor:

Master suite with a sitting area, fireplace, en-suite bathroom, and dressing area.

Two additional bedrooms.

A separate shower room and toilets.

Second Floor:

One existing bedroom, with potential to create an additional space (bedroom, office, etc.).

Technical Information:

New heat pump (installed one year ago).

Updated sanitation system (2020).

Roof and insulation renovated in 2010.

Outbuildings and Expansion Potential:

A 120 m² outbuilding with a garage accommodating up to five cars and living space.

A second 300 m² outbuilding with two apartments ready for renovation and a barn. The land, with an approved building certificate, allows for the construction of up to four additional homes.

Amenities:

This impressive pool measures 20 meters by 8 meters, featuring a

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32796AK31>

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/>

NOTICE

Leggetts, their client and any joint agents give notice that:

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.

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 :A32796AK3 I
FILE COMPLETE
AND PHOTOS
ON REQUEST

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