LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RENOVATED FORMER TOULOUSE FARMHOUSE, 295 M² OF LIVING SPACE, 8,500 M² OF LAND, SWIMMING POOL. 30 KM SOUTH OF T

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A28245AK31
PRICE	€ 698,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (665 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	296 m²
LAND	8500 m²
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, Private drainage, Barns - outbuildings

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





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- Large HOUSE ready to move into without any work.
- Possibility of Gîte or 5 guest rooms.
- The 1st floor can be converted, 150 m2
- Only 30 km from the CAPITOLE, Toulouse city centre
- 28 minutes from BLAGNAC TOULOUSE airport

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UNIQUE in the SOUTH WEST,
Gite or chambres d'hôtes available on the outskirts of Toulouse.
Haute Garonne
Occitanie



DESCRIPTION

A very attractive FARMhouse with 295 m² of living space, 49 m² mezzanine and more than 150 m² of attic space, set in 8500 m² of land, just 30 km from the CAPITOL, Toulouse.

The entrance is via a huge 14 m² hallway.
Left-hand side:
A separate fitted kitchen with fireplace. Old terracotta tiles on the floor for a surface area of 25 m².
A beautiful 48 m² living room with open fireplace. A wall with a feeding trough has been preserved, VERY SYMPA.
A staircase gives access to a 50 m² 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 m² 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 m² bedroom
- 2 27 m² bedroom
- 3 27 m² bedroom

A bathroom with whirlpool bath and walk-in shower and washbasins, 9 m².
A shower room with hammam cabin, shower, sauna, and a washbasin, 11 m².
2 WCs with washbasins, a double French window opening onto the rear garden.
A 4 m² 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/A28245AK31

COMPLETE FILE AND PHOTO ON REQUEST

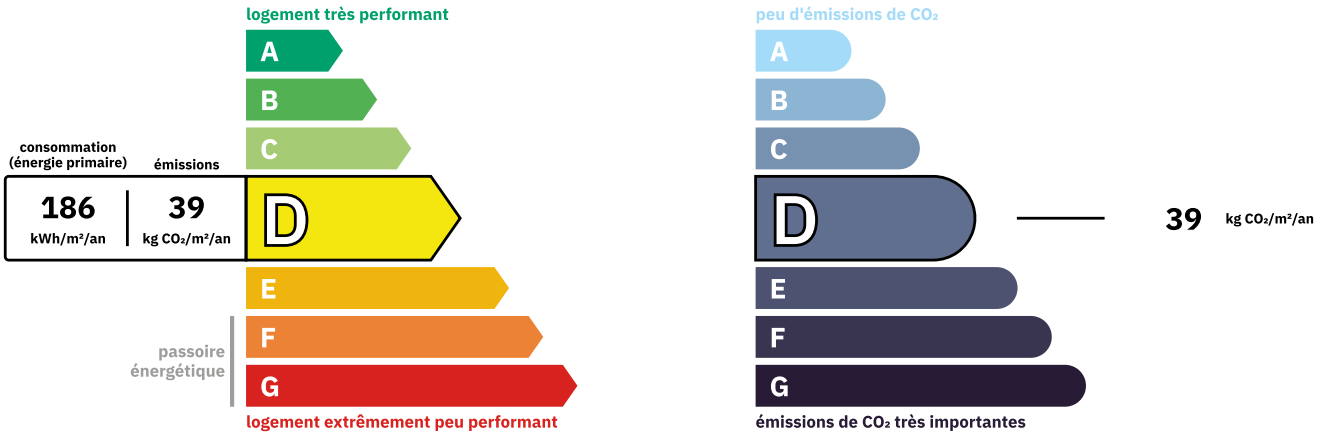
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A28245AK31

FILE COMPLETE AND PHOTOS ON REQUEST

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