



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

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PROPERTY FACT FILE

REFERENCE	A28245AK31
PRICE	€ 698,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	296 m ²
LAND	8500 m ²
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 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,
Gîte 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://leggett prestige.com/luxury-property-for-sale/view/A28245AK31>

COMPLETE FILE AND PHOTO ON REQUEST

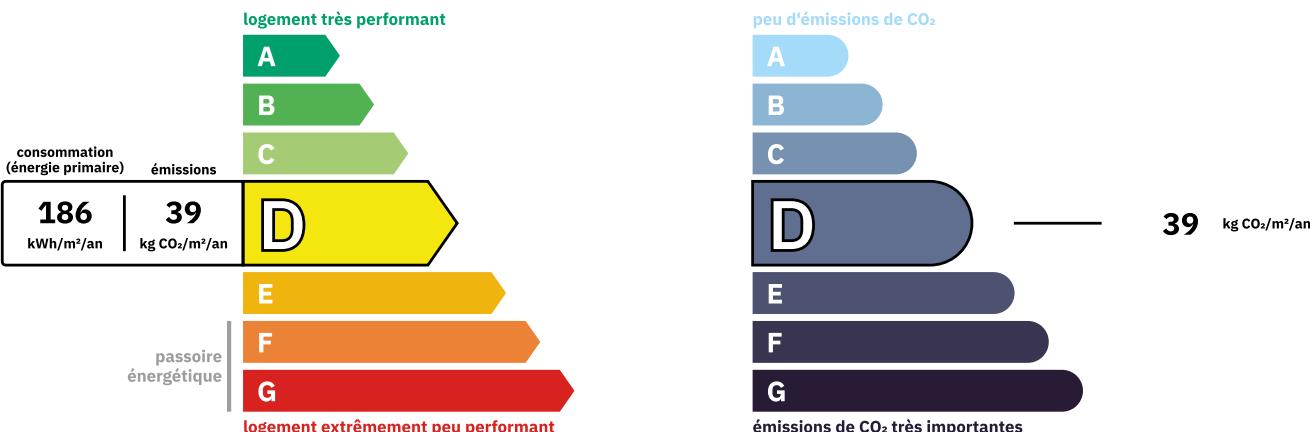


RENOVATED FORMER
TOULOUSE FARMHOUSE, 295
M² OF LIVING SPACE, 8,500 M²
OF LAND, SWIMMING POOL,
30 K...

Ref : A28245AK3I

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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