



Ref : 9592PJP

Beautiful manor house with gîte on the hillsides in the Tarn et Garonne

Area



Habitable : 480 m²



Usable : 595 m²



Land : 1,9 Ha

618 000 €

Luxurious residence for sale Tarn et Garonne. Charming manor house with gîte, in the south-west of the Tarn et Garonne, 50 minutes from Toulouse, on the heights not far from a village. Possibility of a commercial activity. The whole on 1.8 hectares of land with woods and meadows.

IN SUMMARY

Rooms : 15
Bedrooms : 8
Bathrooms : 4

Swimming pool : yes
Garage place : 2
Parking space : 2
Outbuildings : yes



Fuel



Adsl

Advantages : Non-isolated countryside | Commercial activity

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



15 mn



10 mn



25 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

A B C D E F G

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

A B C D E F G



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— DESCRIPTION

MANOR HOUSE :

This building has been entirely renovated with quality materials and with respect for the architecture. The joinery is double-glazed and the heating system is oil-fired, feeding the radiators.

Basement :

Vaulted cellar : 54,34m².

Ground floor :

Entrance leading to the central corridor : 20.65 m² original flooring

Separate fitted kitchen : 23.66 m² with fireplace

Living room : 28.22 m² with open fireplace

Bedroom 1 : 27,60 m² with wooden floor

Bedroom 2 : 23.25 m² with wooden floors

Shower room : 3.99 m²: shower, WC, washbasin

SAS : 6 m²

Floor :

Landing with office area : 43,42 m² beautiful parquet floors

Bedroom 3 : 26.83 m² with wooden floors

Bedroom 4 : with dressing room: 27.09 m².

Dressing room : 6.94 m².

Communicating shower room : 27.95 m² shower, double basins, bidet, WC.

Bedroom 5 : 25.19 m² with wooden floor

HOUSE 2 : GITE

This house has been completely restored, all that remains to be done is the paint finishes and the kitchen to be equipped. The joinery is double-glazed, walls and attic insulated, oil heating system with condensing boiler. Exposed beams.

Loggia : 26.76 m².

Entrance/office : 26.97 m².

Open kitchen separated by a central open fireplace : 32.50 m².

Living room : 39.90 m² exposed beams.

Laundry room : 9,86 m².

WC : 1.95 m².

Bedroom with dressing room : 21.30 m².

Dressing room : 6.87 m²

Shower room : 16.95 m²: shower, bidet, double washbasin.

Floor :

Landing / stairwell : 12,59 m²

WC : 2.86 m²

Bedroom 2 : 13.89 m².

Shower room : 2.66 m² shower and washbasin

Bedroom 3 : 16.54 m².

Room or small bedroom : 9,77 m²

OUTDOORS :

The property is situated on a high rise and is accessed by a private road, secured by an electric gate, overlooking a pretty wooded park with independent green areas for each dwelling.

Swimming pool 1 : 10 x 5 with terraces adjoining the mansion.

Swimming pool 2 : with concrete terraces adjoining the gîte.

Outbuilding : open stone barn.

Are you interested ?



Marie

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