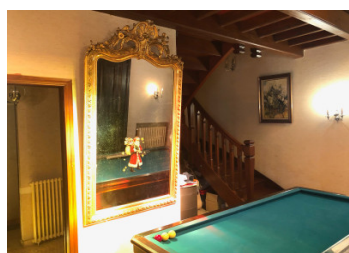


Character maison de maître with 12 rooms, sublime grounds of 3632m2, spa, covered pool and outbuildings.

## EXCLUSIVE



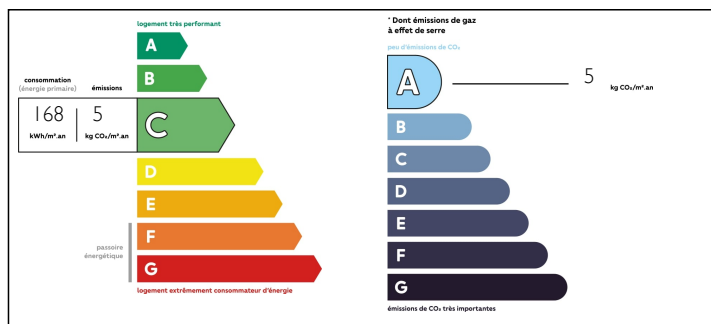
## INFORMATION

Town:	Muret
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	368 m2
Plot Size:	3632 m2

## IN BRIEF

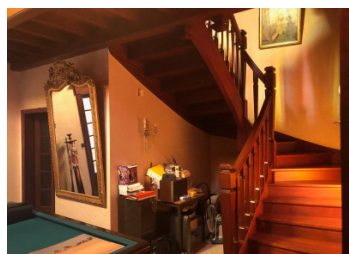
20 minutes south of Toulouse. Beautiful mansion of 368 m2 in grounds of 3632m2. It consists of 12 rooms - hall 23m2, lounge 28m2 with marble fireplace and insert, living room 27m2, dining room, kitchen, pantry, laundry. 6 bedrooms including 2 master suites, 3 bathrooms. Large veranda 35m2. Numerous outbuildings on 2 levels 300m2, garage, workshop. Cellar. Grounds planted with palm trees, Mediterranean atmosphere. Large 14x7 covered swimming pool, spa, balneotherapy with counter-current. Intimate exterior not overlooked.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This charming home offers great potential. The courtyard gives access to the garage, covered shelter for 2 vehicles, workshop, wood shelter, total outbuilding of 250m2, also with independent entrance (no door), premises on 2 levels with storage and 3 offices upstairs, convertible into living accommodation or commercial premises, or even another gîte project...

The house is equipped with central heating with heat pump. Fireplace with insert. Double glazing. Roof in good condition. Electric gate with intercom. Alarm system.

The location of this property benefits from both country and town living.

Close to amenities, train station, attractive town, fast access to the A64 motorway.

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

## NOTES