

House 220 m , 6 rooms, 4 bedrooms, living room, equipped kitchen, stable, swimming pool, lake, land 17 hectare

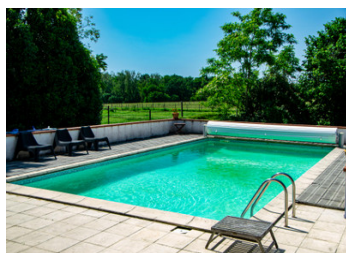
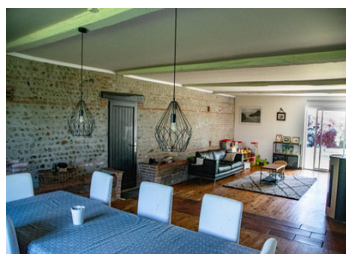


INFORMATION

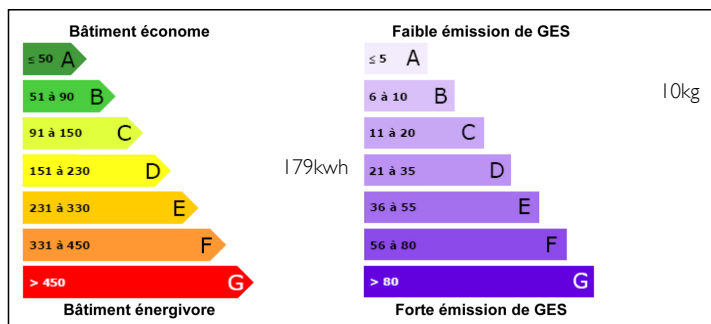
Town:	Muret
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	170000 m2

IN BRIEF

Restored house 220 m², 17 hectares of land, in a country setting at the end of a road Large living room with stone walls, equipped kitchen. These rooms give access to a south-facing terrace where you can enjoy the view of the Pyrenees and the the swimming pool. A hallway leads to the night area with 4 bedrooms including a master suite with bathroom and dressing room. with bathroom and dressing room. 2 other bedrooms with double access to a shower room, and a last bedroom that can be used as a a last bedroom which can be used as an office, all on the ground floor. On the first floor, there is a a large attic that can be easily converted, as well as an attic. Large covered awning to enjoy the to enjoy the outside. The exterior consists of a modern stable with 6 boxes, with tack room and...

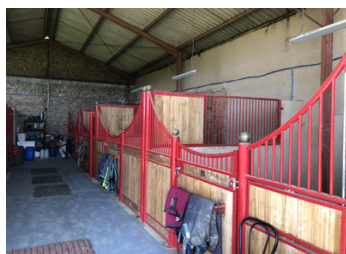


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1505 EUR

Taxe habitation: 726 EUR

NOTES

DESCRIPTION

Restored property of 220 m², 17 hectares of land, in a country setting at the end of a lane, large living room with stone walls, fitted kitchen, the kitchen and the living room give access to a south-facing terrace where you can enjoy the view of the Pyrenees and the swimming pool. A hallway leads to the night area with 4 bedrooms, one of which is a master suite with bathroom and dressing room, 2 other bedrooms with double access to a shower room, and a last bedroom which can be used as an office, all on the ground floor. On the first floor, there is a large attic that can easily be converted, as well as an attic. Large covered porch to enjoy the outside.

The exterior consists of a modern stable with 6 boxes, a tack room and a shower. A quarry (Fontainebleau sand) of 45X25, several meadows and paddocks, shelters. Fenced in. Vegetable garden, henhouse, well, small pond, fruit trees. 1.5 hectares of woodland (oak trees). Hunting reserve, a path runs along the entire property for walks.

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