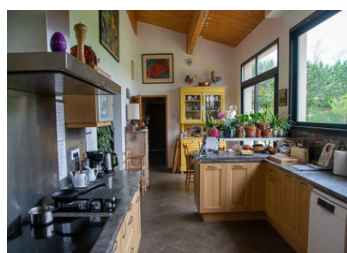


Restored farmhouse of 352 m2 + outbuildings + a small house of 70 m2, on a plot of 1,32 hectare.



## INFORMATION

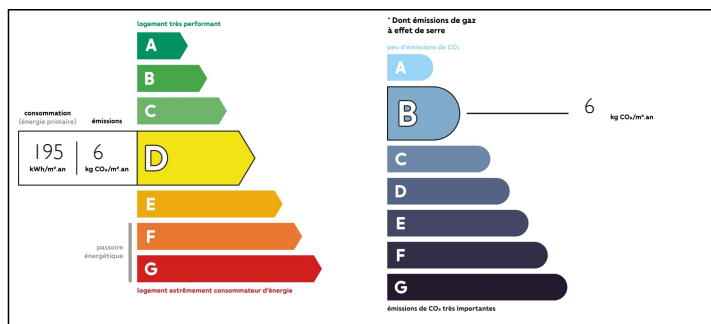
Town:	Lafitte-Vigordane
Department:	Haute-Garonne
Bed:	4
Bath:	3
Floor:	352 m2
Plot Size:	13200 m2



## IN BRIEF

In the south of Toulouse, 35 minutes from the capitole. It is a set composed of a farmhouse entirely, magnificently restored, only 10 years ago and an independent house. The gate opens onto an alley of 12 ADULT WALLS. At the end the MAIN BUILDING awaits us. It is possible to make BED & BREAKFAST or GITES. A 140 m2 barn that can be transformed into a house, guest rooms or gites. A huge carport, leading directly into the cellar on the kitchen side. On the same plot of land there is a 70 m2 house which is immediately habitable. It can be rented or used as a gite. On the side of the main house, a carport for several cars and a room that could be converted into a studio. Very large park with fruit trees, including a magnificent OLIVE tree which is doing very well. There is also a well....

## 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: 2200 EUR

## NOTES

## DESCRIPTION

The MAIN BUILDING is composed as follows on the ground floor

- A very large entrance hall on the right-hand side
  - A cosy 38 m2 lounge with TV area, with views over the back garden and the main driveway.
  - A 22 m2 master bedroom, shower room and dressing room.
  - A very large kitchen (30 m2), with large windows, lots of light and a dining area leading directly onto a terrace, with 2 large picture windows. A storeroom with plenty of storage space and direct access to the outside, sheltered and ideal for returning from shopping.
  - Separate WC
  - A corridor with a shower room and a boiler room: heat pumps for heating and DHW.
  - On the left-hand side of the entrance hall, a huge, through-going lounge / living room, over 5 m high, CATHEDRAL style, with lots of light. Direct entrance from outside possible. Surface area of 75 m2.
- On the 1st floor, thinking next to an original GARONNE WALL.
- You arrive on the first floor in the area LIBRARY, bright, a well of day gives you the right light for this large corridor that desert 3 bedrooms including a master bedroom (shower room and dressing room).
  - A magical bathroom
  - An independent WC.
  - The roof has just been redone, i.e. cleaned and tiles changed if necessary.

This CHARMING BUILDING is full of surprises,