

Character house 140m2, 6 rooms - 3 bedrooms, large living room, kitchen. 1260m2 plot. View of the Pyrenees.

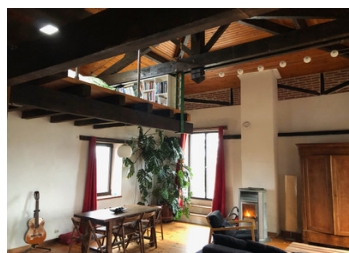


## INFORMATION

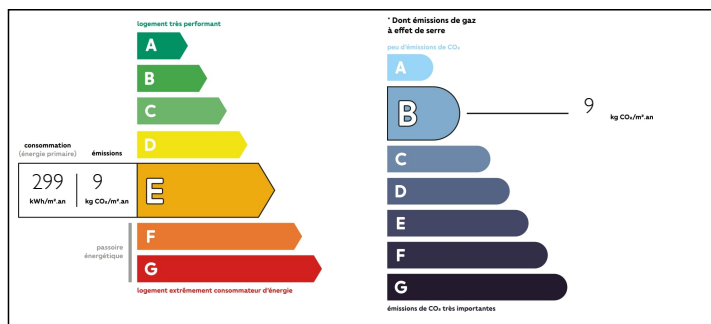
Town:	Carbone
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1260 m2

## IN BRIEF

Character house on the heights of Carbone with panoramic views of the Pyrenees. It is located in a natural setting, at the top of a hill on the ridges between Rieux Volvestre and Lézat-sur-Léze. The 140 m2 house comprises 6 rooms. Ground floor: 19m2 kitchen/diner with access to the outside terrace, utility room, small 20m2 living room that can be opened to the outside via a French window, 2 15m2 bedrooms with built-in wardrobes. Upstairs is a large 44m2 living room with cathedral ceiling, pellet stove and bathroom. The living room opens onto a 35 m2 terrace with stunning views of the Pyrenees. From the living room, a staircase leads to a 3rd attic bedroom with adjoining dressing room on the landing. A mezzanine completes this superb space and could be converted into a 4th bedroom.



## 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: 554 EUR**

## NOTES

## DESCRIPTION

The house is in good condition, built with character materials, terracotta floor tiles, traditional wooden floors and a 2-bedroom ground floor extension built in 2009.

The 1290 m2 of wooded grounds, featuring 3 large century-old oak trees, a vegetable garden and a 40 m2 outbuilding complete this property

Amenities 10 minutes from the house, school transport nearby, SNCF train station 15 minutes away, Toulouse 50 minutes away via the A64. Possibility of a chambres d'hôte or gîte project. The property is halfway between Lézat sur Léze and Montesquieu Volvestre on the Route des Crêtes. Amenities 10 minutes from the house, school transport, 50 minutes from Toulouse on the A64, train station 20 minutes away.

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