

Charming 5-Bed Farmhouse in Saint Felix en Lauragais: Perfect for Family Retreats and Gatherings

EXCLUSIVE



INFORMATION

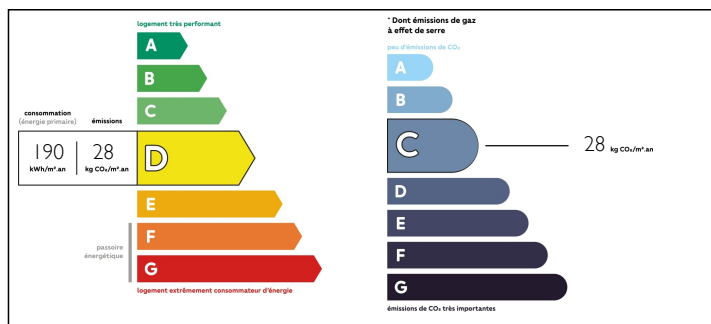
Town:	Saint-Félix-Lauragais
Department:	Haute-Garonne
Bed:	5
Bath:	5
Floor:	232 m2
Plot Size:	7000 m2

IN BRIEF

Discover your idyllic family holiday home in Saint Felix en Lauragais, France. A 230m² converted farmhouse with 5 bedrooms, en-suite bathrooms, and a massive great room with a fireplace. The open layout includes a large oversized dining and open kitchen area, perfect for gatherings and entertaining. Enjoy views of 2/3-hectare wooded grounds and sunflower fields. Upside-down layout, terraces connect bedrooms to nature. Vaulted ceilings, granite kitchen, mature trees add character. Ideal for families or a B&B. Features an above-ground pool, vegetable garden, and shed. Embrace beauty and endless possibilities in this charming retreat.

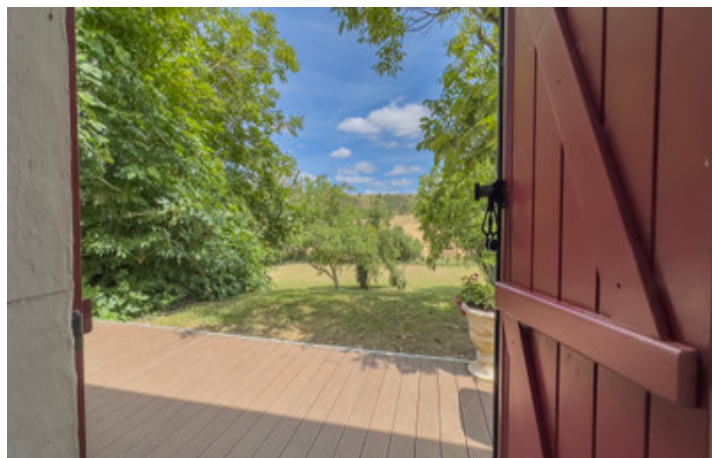


ENERGY - DPE



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: 749 EUR

Taxe habitation: 647 EUR

NOTES

DESCRIPTION

Welcome to your dream family holiday home in the charming village of Saint Felix en Lauragais, nestled in the picturesque southern region of France. This exquisite property offers a unique blend of history, modern comfort, and captivating natural surroundings.

Spanning a generous 230m², this beautifully rebuilt converted farmhouse stands as a testament to architectural elegance. With five spacious bedrooms, each boasting its own luxurious ensuite bathroom, privacy and convenience are seamlessly integrated into the living experience.

As you step inside, the ground floor invites you into an oversized gathering room adorned with a magnificent fireplace, creating a warm and inviting atmosphere for gatherings and relaxation. The expansive dining area caters perfectly to large families, making it an ideal space for shared meals and memorable moments.

Immerse yourself in the breathtaking vistas that overlook the expanse of wooded grounds and the enchanting sunflower fields that embrace the property. The natural beauty that surrounds the home enhances the sense of tranquility and escape from the hustle of everyday life.

An innovative upside-down design introduces an element of surprise, placing one bedroom and bath on the entry level, ensuring easy access and comfort for all family members. Descending to the lower level, you'll discover four more elegantly appointed bedrooms, each accompanied by its own ensuite bath. Sliding doors from each bedroom lead out to a peaceful and spacious terrace, where you can enjoy the calming embrace of the outdoors.

Mature trees and an array of fruitful delights grace the grounds, creating a...