

A rare opportunity to acquire a large family home with adjoining three bedroom apartment, a separate two bedroom house, with shared swimming pool and gardens.



INFORMATION

Town:	MONTESPAN
Department:	Haute Garonne
Bed:	8
Bath:	3
Floor:	375 m2
Plot Size:	4269 m2

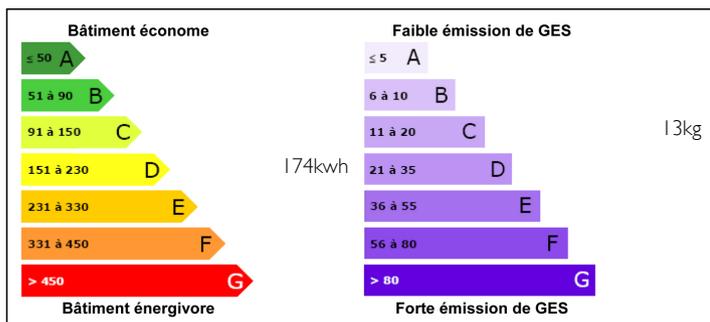


IN BRIEF

This impressive property has been lovingly restored and brought back to life by its current owner. With original features exposed and celebrated, this is a rare opportunity to acquire a property as it reaches the end of its extensive renovation.



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

The main house comprises a large entrance hall, with a large living room / dining room to the left. This room has large windows which look out onto the garden and covered patio area, as well as a wood burner. It also has a unique bar area which provides the perfect place for entertaining.

Directly ahead as you enter the house is the staircase leading up to the first floor, as well a WC and a separate laundry room. Adjacent to the main entrance is the spacious kitchen which has been newly fitted and offers plenty of space to dine. The kitchen also has lovely double doors which lead out to the covered patio area and garden.

As you reach the first floor you enter a very large room with floor to ceiling windows on two sides, and access onto the wrap around balcony. This would make a fantastic master suite, or could be subdivided to create further accommodation. This room also has direct access to the large family bathroom.

Beyond this room are two other generous double bedrooms which also have access to the balcony, providing fantastic views across the garden and swimming pool, and the countryside beyond.

Adjoining the main house is a fantastic newly finished three bedroom apartment. This has access to the main house but can be separated off, and it has its own private access, making it perfect for renting out for holiday or long term rental accommodation.

The apartment...

LOCAL TAXES

Taxe foncière: 550 EUR

NOTES