

Large atypical house partly renovated loft style of 286m2, out of sight, country setting. Large volume for each room, outbuilding on 10 hectares of land, woodland, meadows,...



## INFORMATION

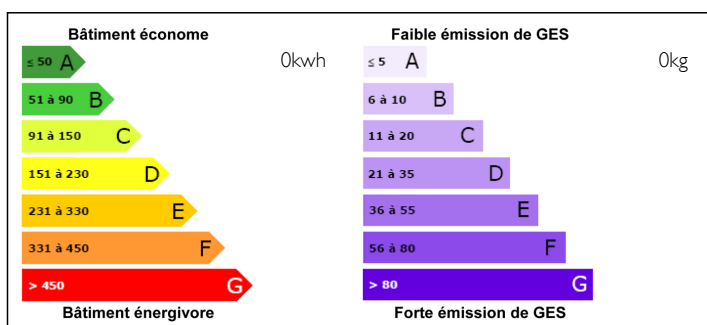
|             |               |
|-------------|---------------|
| Town:       | GRATENS       |
| Department: | Haute Garonne |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 286 m2        |
| Plot Size:  | 101211 m2     |



## IN BRIEF

Atypical loft-style house partly renovated of 286m2, large bay windows, beautiful volumes, great potential, garage and outbuildings, on 10 hectares of land, consisting of moorland, woods, orchard, pond, , ideal for nature lovers.

## ENERGY - DPE



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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

House of 286m<sup>2</sup> consists of an entrance of 40m<sup>2</sup>, a large living room of 84m<sup>2</sup> with open kitchen. Upstairs, an apartment of 52m<sup>2</sup>, on the same level a large bedroom of 28m<sup>2</sup> and another room of 80m<sup>2</sup> with terrace to be fitted out according to your projects. Heating mode with underfloor heat pump, apartment with reversible air conditioning. Summer living room 50m<sup>2</sup>, garage, workshop 80m<sup>2</sup>, hangar. Landscaped land of 10 hectares, with fruit trees, meadows, woods, pond, well, around the house, no vis-à-vis, facing SOUTH.

All amenities nearby, 15 minutes from the town of Carbonne, 25 minutes from Muret. Motorway A64 at 15 minutes, 35 minutes from Toulouse.

## LOCAL TAXES

Taxe foncière: 1000 EUR

## NOTES