

House 220 m , 6 rooms, 4 bedrooms, living room, equipped kitchen, stable, swimming pool, lake, land 17 hectare



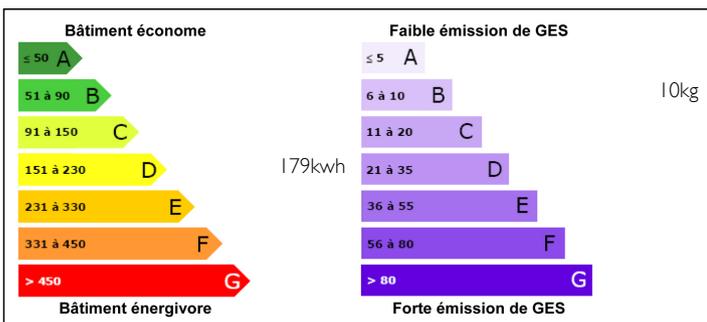
## INFORMATION

Town:	Muret
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	170000 m2

## IN BRIEF

Restored house 220 m<sup>2</sup>, 17 hectares of land, in a country setting at the end of a road Large living room with stone walls, equipped kitchen. These rooms give access to a south-facing terrace where you can enjoy the view of the Pyrenees and the the swimming pool. A hallway leads to the night area with 4 bedrooms including a master suite with bathroom and dressing room. with bathroom and dressing room. 2 other bedrooms with double access to a shower room, and a last bedroom that can be used as a a last bedroom which can be used as an office, all on the ground floor. On the first floor, there is a a large attic that can be easily converted, as well as an attic. Large covered awning to enjoy the to enjoy the outside. The exterior consists of a modern stable with 6 boxes, with tack room and...

## 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

Restored property of 220 m<sup>2</sup>, 17 hectares of land, in a country setting at the end of a lane, large living room with stone walls, fitted kitchen, the kitchen and the living room give access to a south-facing terrace where you can enjoy the view of the Pyrenees and the swimming pool. A hallway leads to the night area with 4 bedrooms, one of which is a master suite with bathroom and dressing room, 2 other bedrooms with double access to a shower room, and a last bedroom which can be used as an office, all on the ground floor. On the first floor, there is a large attic that can easily be converted, as well as an attic. Large covered porch to enjoy the outside.

The exterior consists of a modern stable with 6 boxes, a tack room and a shower. A quarry (Fontainebleau sand) of 45X25, several meadows and paddocks, shelters. Fenced in. Vegetable garden, henhouse, well, small pond, fruit trees. 1.5 hectares of woodland (oak trees). Hunting reserve, a path runs along the entire property for walks.

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

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1505 EUR</b>
<b>Taxe habitation:</b>	<b>726 EUR</b>

## NOTES