

Large 6 bedroom house, with swimming pool. In private setting in an attractive small village.

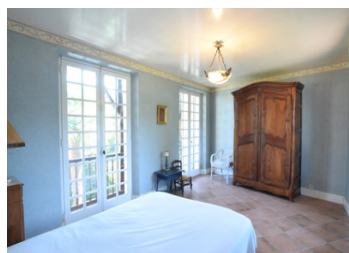


## INFORMATION

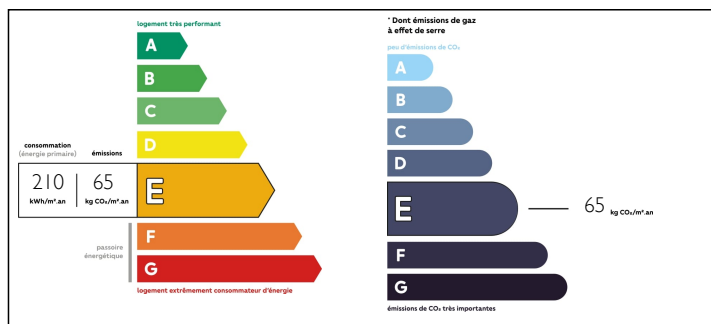
Town:	Touille
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	285 m2
Plot Size:	771 m2

## IN BRIEF

Situated in a small village yet close to larger towns with easy access to shops, services, restaurants, this lovely house would make an excellent family home, bed and breakfast or holiday home. Potential for a group of friends or family members to purchase together as a second home and enjoy the lifestyle offered in this wonderful area. Toulouse International Airport is only 55 mins from the property and the train station of St Martory is only 13 mins away.



## 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: 590 EUR

## NOTES

## DESCRIPTION

This wonderful house is located in a peaceful village but is just a short drive to a larger town with all the shops and services you require.

The grounds are pretty, and a perfect size to make it easy to manage whether a family permanent home or a holiday home. The garden is virtually private and not overlooked with lots of sunshine during the day.

## GROUND FLOOR

You enter the grounds via the large metal gates that open on to the gravel drive down to the garage. To the right the original beautiful front door leads into the hallway with marble floor and 2 radiators leading to the stairs up to the first floor.

The ground floor has underfloor central heating.

To the right of the hallway is the equipped kitchen with original mosaic floor tiles, 2 windows. The ceiling has spot lights.

Continue to the WC with marble floor and the shower room, again with marble floor, shower, wash basin and tiled walls.

The next room is a lovely office with black and white tiled floor. It is a lovely fresh and inviting room. There are built-in cupboards, exposed beams and a radiator.

Under the stairs at the end of the hallway is a cupboard ideal for storing wine etc.

Left of the hallway is the large living room with marble floor and underfloor heating. This lovely room has

- Open fireplace that works with wooden mantel
- Old bread oven door – ornate only
- 2 radiators