

UNDER OFFER - Wonderful Maison de Maitre dated 1834 with 2ha land, outbuildings, well and pond.

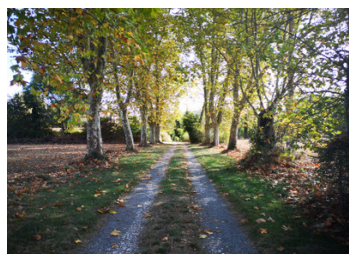


INFORMATION

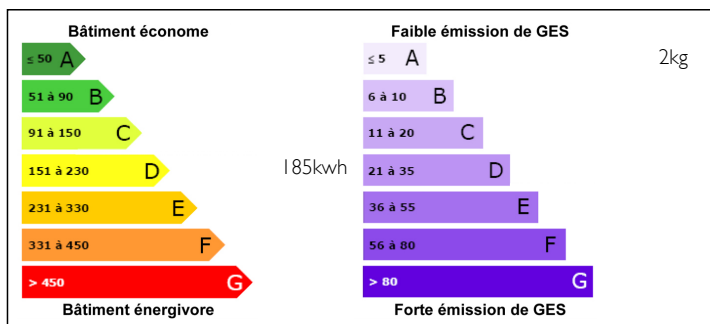
Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	4
Bath:	4
Floor:	375 m2
Plot Size:	20947 m2

IN BRIEF

With an elegant approach down a 90m plane tree private avenue this maison de maitre built in 1834 will delight with its light and spacious interior. With 4/5 bedrooms 4 bathrooms and 2Ha of flat land, a vegetable garden, orchard, pond, well and outbuildings there is something to please everyone. Complete with recent central heating, Woodburners and a septic tank system that is OK - what more could you want?



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: 1360 EUR

NOTES

DESCRIPTION

Built in 1834 this house is approached via a tree lined private avenue which is 90m long. There is a large parking area, a turning circle with a central flower bed and a car port plus a double garage/workshop.

Original oak double doors to entrance hall. 48.0 m2 with original terracotta tiles.

Sitting room 28.6m2 with Jotul wood burner in a large fireplace. Original terracotta tiled floor.

Bedroom 24.1m2

Separate Toilet and walk-in Italian shower room.

Kitchen 32m2 with fireplace and wood burner.

W.C.

A shelved pantry/preparation room to side,

Laundry room 20.3m2 with wood-burner and small staircase to

Bedroom 4/Office 22.8m2 on 1st Floor.

The ground floor windows are double-glazed.

The entrance hall leads to a wide staircase to a half landing with ample cupboard space beneath and access to the garage.

Landing 35m2 presently used as a library, with Juliet balcony.

Three bedrooms, (30.8, 28.2 and 23.8 m2) each with separate bathroom

Staircase leads up to a loft of approx 185 m2.

Outside is a garden area planted with ornamental trees and shrubs, a vegetable patch, and a small orchard: fig, plum, walnut, hazelnut, cherry and peach.

There is a lawned area with an 8mx 4m pond and a well.

Barn 165.2m2

Carport of 54.m2

Double garage 53m2

Septic tank up to current norms.

Oil fired central heating installed 2021. Wood and