

Superb renovated character stone house of 350m2 with charm and respect for the house. Swimming pool. Garden.

EXCLUSIVE

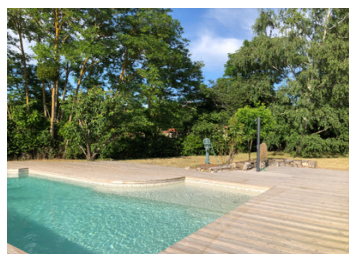


## INFORMATION

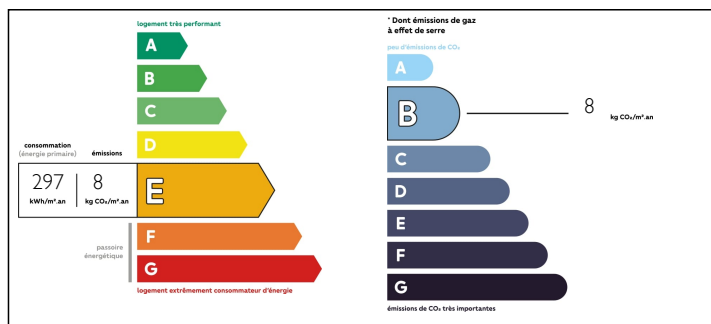
Town:	Montbrun-Bocage
Department:	Haute-Garonne
Bed:	6
Bath:	2
Floor:	350 m2
Plot Size:	1500 m2

## IN BRIEF

This house offers beautiful volumes. The renovation has brought together the old school and the old bakery with its bread oven. A large room of 120 m2 welcomes you with a large fireplace, the dining room and open kitchen well equipped to accommodate guests and family. The enclosed and wooded garden offers relaxation areas and a heated swimming pool with a wooden terrace, in a quiet and green setting



## 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.



## LOCAL TAXES

**Taxe foncière: 750 EUR**

## NOTES

## DESCRIPTION

This lovely residence has preserved the charm of the old, and offers great potential. You could create a gite rental or guest rooms or simply use it as a large family house. There are two independent entrances.

The living room has a magnificent fireplace (poly flame) exposed beams, stone wall The dining room with a capacity of 25 guests, has an authentic wood-burning oven made of old bricks, and an open-plan fully equipped kitchen. On the same level, 2 bedrooms, 1 bathroom, 1 toilet, 1 laundry room, cellar.

The staircase leads us to 3 large bright bedrooms, with original parquet flooring, 1 shower room, 1 toilet, also a large 52m<sup>2</sup> room with its stone walls and exposed beams that can accommodate multiple activities and double access.

Double glazing, central heating and fireplace. Renovation with good quality materials.

A garage of 70m<sup>2</sup>, offers possibilities of extension with its shed.

L shaped, heated Diffazur swimming pool of 10x6m. (Depth 110 to 170 cm.) with large submerged beach, equipped with alarm, wooden terrace 160 m<sup>2</sup>.

Plot of 1500m<sup>2</sup> which is not overlooked and offers beautiful relaxation areas with unobstructed views of the surrounding countryside.

This property is located 150m from the centre of the 13th century historic village of Montbrun-Bocage in the Volvestre.

The village comes alive every Sunday with a famous market at the foot of the medieval castle with its local products and many craftsmen. In the surroundings, many tourist and historical...

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Information about risks to which this property is