

For sale in Saint-Paul-Flaugnac, beautiful 152m2 stone house with covered swimming pool and large grounds.

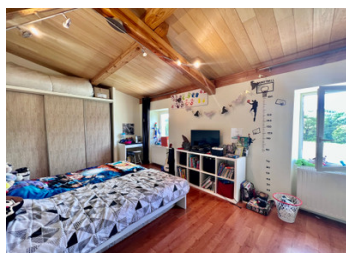
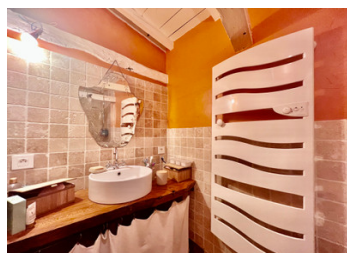


INFORMATION

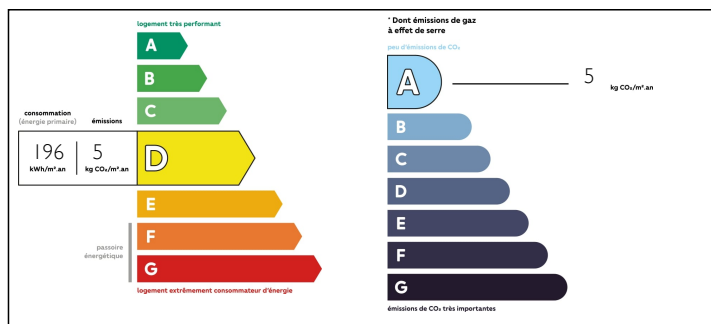
Town:	Saint-Paul-Flaugnac
Department:	Lot
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	39887 m2

IN BRIEF

For sale in Saint-Paul-Flaugnac, this beautiful 152m2 stone house has been renovated and is set in almost 39000m2 of landscaped grounds with trees and shrubs (covered swimming pool, jacuzzi, sauna, mobile home, garden shed, horse shelter, well). Close to shops and services, as well as charming little villages (Montcuq, l'Hospitalet, Le Montat). Just an hour from Toulouse and its airport, this pretty property has everything you could wish for, and is well worth a visit.

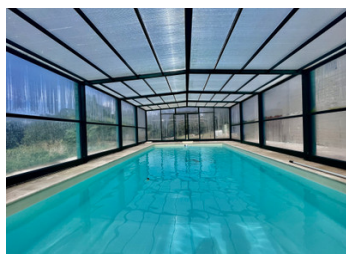


ENERGY - DPE



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: 1100 EUR

NOTES

DESCRIPTION

The entrance to the property is via a beautiful wrought iron gate, with a path leading to the house.

The main entrance is via the conservatory (28.8m²), the door opens onto the lounge, dining room and open-plan fitted kitchen. A pellet stove has been installed in the beautiful stone fireplace.

The hallway leads to two beautiful bedrooms, a shower room with walk-in shower and a toilet.

There are two staircases on this level, one leading to the first floor and the other to the basement.

On the first floor there is a guest bedroom that could also be used as an office, as well as a bedroom with dressing room and a toilet.

The basement comprises a laundry room, another large room with a shower, toilet and sauna (it could be used as an outbuilding for guests) and a boiler room.

A lovely stone terrace on the ground floor overlooks the surrounding countryside and parklands.

Stairs lead down to the covered swimming pool (8m x 4m) and jacuzzi.

The grounds are 39,887m² and are partly planted with trees. In addition to this charming house, a private swimming pool and a jacuzzi, there is also a garden shed of just 10m² that can be used to store equipment, a horse shed and a mobile home connected to the main house for water and electricity, ideal for friends, family or a future gîte (the mobile home is not included in the sale price of the house).

A well could be used to supply water to...