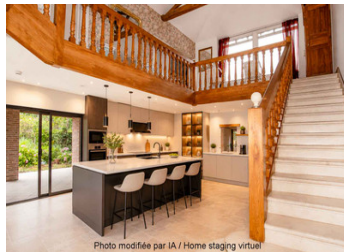


Major price reduction – exceptional space and great potential now 313,000 for a quick sale

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

Significantly reduced for a motivated sale – realistically priced to sell.

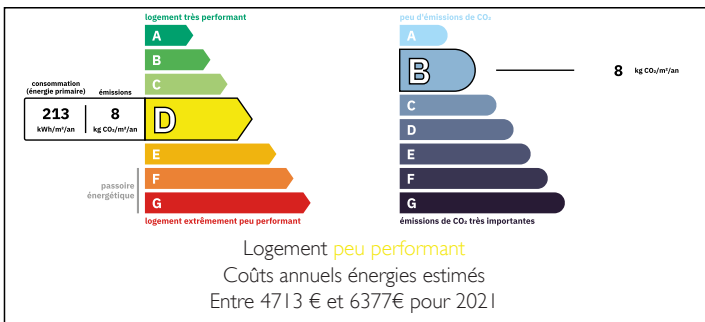
This beautiful character family home has just been repositioned at a very competitive price level to encourage a swift sale.

The owners have already made a substantial price adjustment to reflect the property's potential and current buyer expectations.

As a result, this property is now offered at an attractive price and represents an excellent opportunity.

Spacious 6-bedroom home with pool and enclosed gardens . In a peaceful village environment, enjoying private gardens to both front and rear, space for outdoor dining, relaxing by the pool, or enjoying time with family and friends.

## 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.



## DESCRIPTION

Nestled in a quiet and welcoming village close to the charming spa town of Salies-du-Salat, this spacious and characterful six-bedroom home offers a wonderful blend of comfort, charm and opportunity.

Set behind wrought-iron gates, the property enjoys private gardens to both the front and rear, creating a peaceful and largely secluded setting. The outdoor space is perfectly sized to enjoy long sunny days by the private swimming pool, while remaining easy to maintain whether used as a permanent residence or a holiday home.

Inside, the house combines original period features with generous living spaces, offering flexibility for modern living. With multiple reception areas and six bedrooms, it could equally serve as a large family home, a welcoming holiday retreat, or a B&B or chambres d'hôtes project in one of the most attractive areas of southwest France.

Despite its tranquil location, the property is only a short drive from Salies-du-Salat and enjoys easy access to Saint-Girons, Saint-Lizier, Toulouse and the Pyrenees mountains. It offers the relaxed rural lifestyle many buyers dream of while remaining conveniently connected.

Ground Floor – A Warm Welcome and Flexible Living Space

Accessed through large wrought-iron gates, a gravel driveway leads to the integral garage and the main entrance of the house.

Stepping through the original front door, you are welcomed by a spacious entrance hall with marble flooring, radiators and an immediate sense of character.

To the right of the hallway you will find:

- A fully equipped kitchen with charming original

## LOCAL TAXES

**Taxe foncière: 590 EUR**

## NOTES