LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A23663CMC31 Price: 349 000 EUR

agency fees to be paid by the seller

Renovated secluded farmhouse and partially renovated gite, with pool, enclosed garden, and panoramic views

EXCLUSIVE















INFORMATION

Town:	Lodes
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	201 m2
Plot Size:	2017 m2

IN BRIEF

Beautifully restored farmhouse with high-quality finishes and a 2-bed gîte (requiring final finish) offering income or guest potential.

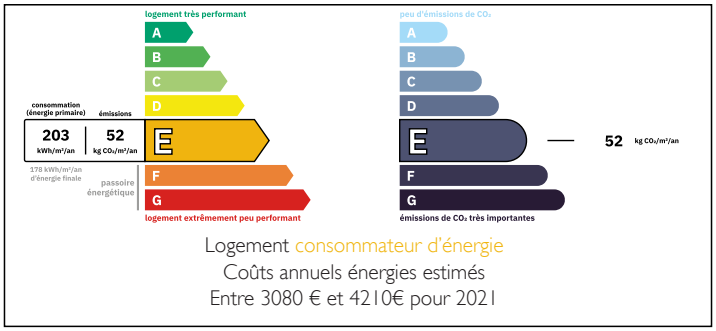
The main house features an fabulous open staircase and mezzanine leading to the spacious first-floor accommodation.

Set on a quiet country lane with no overlooking neighbours, the property enjoys total privacy and panoramic views.

Just 10 km from Saint-Gaudens with all shops, services and amenities.

The grounds include a flat enclosed garden, a courtyard/summer kitchen, and a large swimming pool with sliding cover, ideal for extended use and retaining the temperature of the pool.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3080 € et 4210€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1400 EUR**

NOTES

DESCRIPTION

Situated on a quiet village lane, you enter the grounds via a pedestrian gate or a sliding gate to the undercover parking.

This pretty renovated farmhouse with a separate gite has views stretching across the farmland and is not overlooked by any neighbours, it is peaceful and private.

Please look at the 360 degree tours of each room where you can zoom in and look at each aspect of the rooms from floor to ceiling. Plus the staging of the ground floor of the gite (before and after views).

The windows are double glazed with fitted sliding mosquito blinds and wooden shutters.

HOUSE – GROUND FLOOR

The entrance to the property opens out into the large open plan living area (approx. 70 m2). You immediately get a sense of space and light. In the centre a stunning open plan staircase rises to the mezzanine style hallway on the first floor and as you look up you can see the original wooden beams above you.

The living area has a tiled floor throughout, exposed original beams and is divided into three separate areas.

To the left is the Lounge with:

- Two doors leading out to the pretty courtyard with an open fire and covered summer kitchen with barbecue
- Radiator
- Jotul wood burning stove set in an attractive stone wall
- Spotlights
- Window facing the terrace and pool

In the centre is the dining area with: