LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A28245AK31 Price: 698 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (665 000 EUR without fees)

Renovated former Toulouse farmhouse, 295 m of living space, 8,500 m of land, swimming pool. 30 km south of T







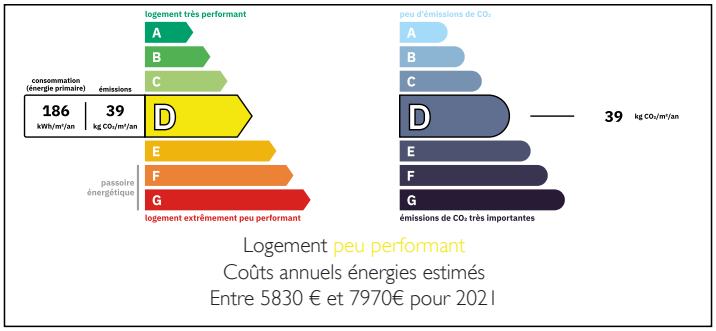








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5830 € et 7970€ pour 2021

INFORMATION

Town:	**Lavernose-Lacasse**
Department:	**Haute-Garonne**
Bed:	**5**
Bath:	**2**
Floor:	**296 m2**
Plot Size:	**8500 m2**

IN BRIEF

UNIQUE in the SOUTH WEST,
Gite or chambres d'hôtes available on the outskirts of Toulouse.
Haute Garonne
Occitanie

Lavernose-Lacasse is a French commune in the Haute-Garonne department, in the Occitanie region. It lies around 30 km south-west of Toulouse, on the left bank of the Garonne. It borders Muret, Eaunes, Lherm, Saint-Hilaire, Saint-Lys and Seysses.

Route départementale 117, which links Toulouse to Muret, runs through the commune. Muret station, around 5 km from Lavernose-Lacasse, is served by TER Occitanie trains from Toulouse to Auch.

Transport
By car: A64 motorway, exit 31
By train: Muret station (TER Occitanie)

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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DIY supermarket 2.6km away
Sports activities within 5 km, GOLF 15km
Hospital, pharmacy, laboratory and general practitioner less than 6 km away.

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LOCAL TAXES

Taxe foncière:	**1020 EUR**

NOTES

DESCRIPTION

A very attractive FARMhouse with 295 m² of living space, 49 m² mezzanine and more than 150 m² of attic space, set in 8500 m² of land, just 30 km from the CAPITOL, Toulouse.

The entrance is via a huge 14 m² hallway.
Left-hand side:
A separate fitted kitchen with fireplace. Old terracotta tiles on the floor for a surface area of 25 m².
A beautiful 48 m² living room with open fireplace. A wall with a feeding trough has been preserved, VERY SYMPA.
A staircase gives access to a 50 m² mezzanine for a games or cinema room. Very high ceilings.
From the lounge, a magnificent solid door gives access to 2 adjoining rooms of 40 m² that could be converted into offices, or 2 possible bedrooms, or a GITE.

On the right-hand side of the corridor :
3 bedrooms, chestnut flooring. Fitted cupboards with LOUIS XV style doors. Solid oak entrance door to all bedrooms, bathroom, shower room, the 2 toilets and other rooms.
- 1 20 m² bedroom
- 2 27 m² bedroom
- 3 27 m² bedroom

A bathroom with whirlpool bath and walk-in shower and washbasins, 9 m².
A shower room with hammam cabin, shower, sauna, and a washbasin, 11 m².
2 WCs with washbasins, a double French window opening onto the rear garden.
A 4 m² dressing room.
A wine cellar.
A laundry and boiler...

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