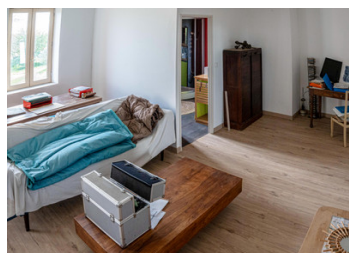


Farm 340 m2 living space, 3 flats to finish renovating, a building of 560 m2 Land 2 hectares



INFORMATION

Town:	Lherm
Department:	Haute-Garonne
Bed:	6
Bath:	4
Floor:	340 m2
Plot Size:	20000 m2



IN BRIEF

30 minutes from the centre of southern Toulouse.
Large Property with Great Potential – Ideal for a Gîte or B&B Project

Looking for space to develop a hospitality project or simply to enjoy the peace of the countryside while staying close to the city? This property offers numerous possibilities with its three apartments to renovate, a large landscaped plot, and various outbuildings.

Property Features:

Main Building:

40 m² garage, perfect for multiple vehicles.

Three apartments to renovate according to your needs.

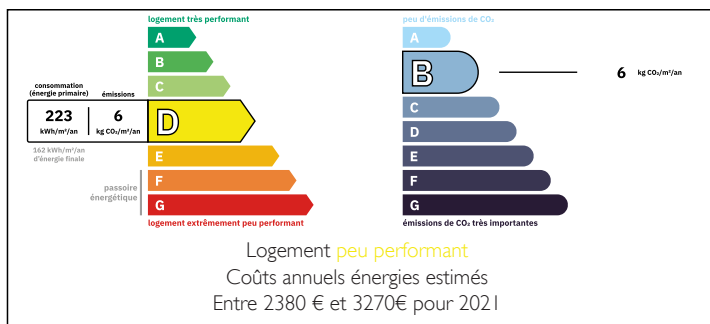
80 m² laundry room, offering additional potential.

Apartment Details:

Apartment 1 – 74 m²

Ground floor: Bright 24 m² living room with pellet stove, opening onto a terrace and a vast landscaped garden; fitted kitchen (8.5 m²); WC and storage area

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: 3100 EUR

NOTES

DESCRIPTION

Apartment 2 – 120 m² (to finish renovating)

Living room with fireplace, mezzanine, bedroom, bathroom, and WC.

Apartment 3

Kitchen, living room, and two bedrooms, one of which is upstairs.

Each apartment has its own septic tank and individual utility meter.

A property with great potential, ideal for a tourism project or a large family. A must-see!

The house is heated by a pellet stove and an open fireplace using wood, with a total annual cost of €1,200.

Large Property with Great Potential – Ideal for Hospitality or Equestrian Activities

Are you looking for vast space, tranquility, and a natural setting while benefiting from an additional income? This fully fenced 2-hectare property offers numerous possibilities: residential use, agricultural activity, tourism project (gîtes, bed & breakfast), or equestrian facilities.

Property Features:

Main Building:

40 m² garage for multiple vehicles.

Three apartments to renovate according to your needs.

80 m² laundry room for additional storage and utility space.

Second Building:

380 m² on the ground floor + 200 m² upstairs, providing exceptional space for various projects.

Double glazing throughout the building.

New roofs on both buildings.

Additional income from 80 m² of photovoltaic panels generating €3,500 per year.

Outdoor Spaces & Outbuildings:

2-hectare fenced land, perfect for accommodating horses.

Vegetable garden for homegrown produce. Well with a pressurized pump, ensuring water autonomy.

Large barn to shelter tractors and other equipment.