

Property comprising two recent houses of 166 m and 85 m , with a 180 m garage, set on 1.9 hectares of enclos



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Lanta         |
| Department: | Haute-Garonne |
| Bed:        | 6             |
| Bath:       | 2             |
| Floor:      | 166 m2        |
| Plot Size:  | 18949 m2      |

## IN BRIEF

Looking for space, tranquility and potential?

Discover this magnificent 1.8949-hectare property, ideal for a family project, equestrian activity, or artisanal business, comprising two immediately habitable houses as well as a large hangar. Property with two houses on 1.8949 hectares – large 180 m<sup>2</sup> garage

Looking for space, peace and potential?

Discover this beautiful property composed of two independent houses of 166 m<sup>2</sup> and 85 m<sup>2</sup> of living space, set on a single block of 1.8949 hectares of land.

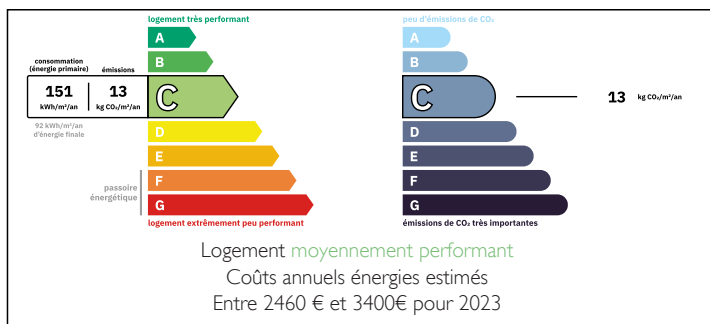
Main house – 166 m<sup>2</sup>

Spacious and bright, offering generous volumes, ideal for a family or a hospitality project.

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.

## ENERGY - DPE





## LOCAL TAXES

**Taxe habitation: 2180 EUR**

## NOTES

## DESCRIPTION

### Outdoor Areas

A nearly 2-hectare single plot, ideal for an equestrian project, market gardening, family living, or simply enjoying a peaceful and natural environment.

First VILLA – 166 m<sup>2</sup> of living space (built in 1997)

A bright and functional house offering generous volumes and excellent comfort.

### Technical features

Recent air-to-water heat pump heating system

Uniform tiled flooring throughout the ground floor

Full basement of 130 m<sup>2</sup>

Indoor swimming pool with counter-current system (depth 1.50 m)

### Ground floor

Entrance hall leading to the main living areas

Fitted kitchen with direct access to a covered terrace

Living / dining room with fireplace and terrace access

2 large bedrooms with built-in wardrobes

Office

Bathroom

Separate WC

### First floor

1 large bedroom with solid chestnut wood flooring

3 attic rooms (possible children's bedrooms)

Bathroom

Separate WC

Large Outbuilding – 180 m<sup>2</sup> enclosed building

Metal structure with wood cladding.

Three large doors (3 m x 3 m) allow access for large vehicles such as motorhomes, vans or utility vehicles.

Second House – 85 m<sup>2</sup> of living space + converted attic (built in 2005)

Ideal for hosting family and friends, developing a gîte / rental activity, or creating an independent living space.

### Main features

85 m<sup>2</sup> of living space over 2 levels

Electric heating

Reversible air conditioning

Two independent entrances

Wheelchair accessible (PRM access)

### Layout