LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42318AK31 Price: 899 000 EUR

agency fees to be paid by the seller

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







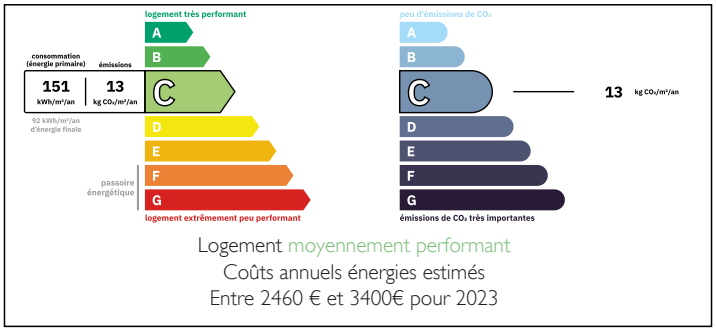








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2460 € et 3400€ pour 2023

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 m² garage

Looking for space, peace and potential?

Discover this beautiful property composed of two independent houses of 166 m² and 85 m² of living space, set on a single block of 1.8949 hectares of land.

Main house – 166 m²

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.

Outbuildings

A 180 m² garage / hangar, offering numerous possibilities: storage, artisanal activity, workshop,

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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 m² 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 m²
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 m² 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 m² 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 m² of living space over 2 levels
Electric heating
Reversible air conditioning
Two independent entrances
Wheelchair accessible (PRM access)
Layout