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Ref: A42661FHA81 Price: 650 000 EUR

agency fees to be paid by the seller

Rare Renovation Project – Stone Farmhouse, Barn & Income from Solar Panels. Endless Potential!

EXCLUSIVE







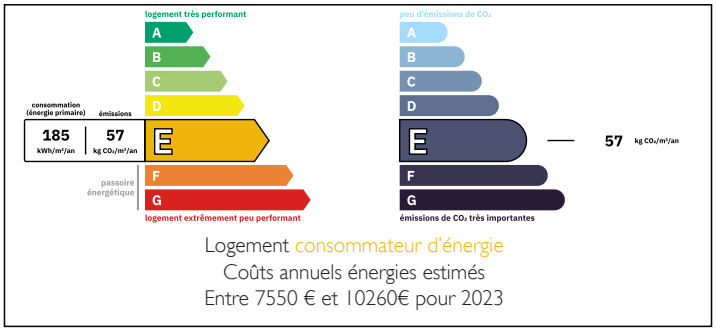








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7550 € et 10260€ pour 2023

INFORMATION

Town:	Lacougotte-Cadoul
Department:	Tarn
Bed:	5
Bath:	3
Floor:	320 m2
Plot Size:	36338 m2

IN BRIEF

Tarn 81: Rare Renovation Project – Stone Farmhouse + Barn with Solar panel Income & Endless Potential!
Just 40 minutes from Toulouse-Blagnac Airport

Formely a working farm, this is a rare opportunity to renovate the stone farm comprising:
* Impressive high ceilings and original features
* 5 generously sized bedrooms (2 ensuite)
* Large open plan kitchen, living room and dining area with original fireplace
* A study/office
* A laundry space/buanderie
* 3 bathrooms and 3 WC

The existing barn has solar panels fitted on its roof and is already generating extra income. There is also a large garage with separate access that can be converted onto a gîte (subject to permission from local authorities).

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: **1495 EUR**

NOTES

DESCRIPTION

Located in the 'Pays de Cocagne' renowned for its unspoiled nature and bastide villages, this stone farmhouse sits in a peaceful countryside setting.

Set on over 36,000 sqm² plot, the property boasts a peaceful garden complemented by panoramic views of the surrounding countryside.

The stone farmhouse requires full renovation inside, and on the ground floor, you'll find:
 An impressive high-ceiling, open plan kitchen, living room and dining area with original fireplace
 A cozy study/office with views onto the garden
 A storage room
 A bathroom and toilet

A wooden staircase leads to the first floor, where there are spacious and light-drenched bedrooms with stunning views:
 5 generously sized bedrooms (2 ensuite)
 2 bathrooms (ensuite)
 An attic space for storage

Outbuildings include:
 The barn with its solar panels fitted on its roof: a turnkey revenue stream!
 A 150 m² garage to be fully renovated: with its own private entrance, which can be converted onto a gîte or B&B (subject to permission from local authorities).

The private land with no immediate neighbours and with its mature trees is a true haven of peace, perfect for enjoying the serene atmosphere of the countryside.

Why This Property Stands Out
 Endless Opportunities: A renovation project with immediate income—live in the farmhouse while running a B&B, gîte, or commercial business, or transform it into your dream family home.
 Prime Location: Just 40 minutes from Toulouse-Blagnac Airport, combining rural tranquility