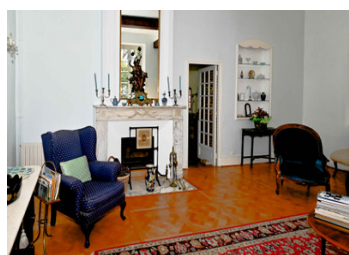
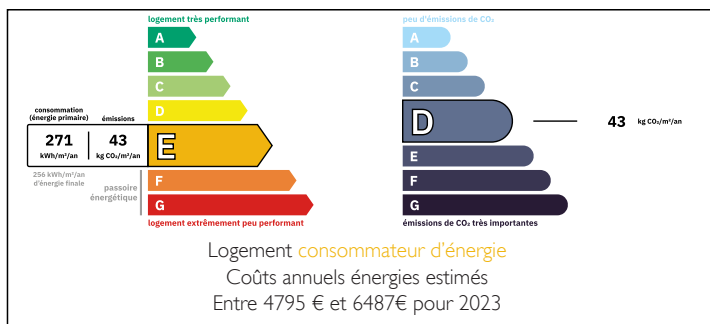


Charming village house offering 250 m of living space, featuring generous room sizes, a beautiful parkland.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Rieux-Volvestre
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	250 m2
Plot Size:	4420 m2

IN BRIEF

Character Property Set in 4,400 m² of Parkland with Swimming Pool and River Access

Nestled in a peaceful and green environment, this charming property sits within 4,400 m² of beautifully landscaped grounds, featuring a 12 m x 6 m swimming pool, a pool house, a pond, a well, a greenhouse, and direct access to the river.

The house is distinguished by its generous proportions, abundant natural light, and welcoming atmosphere.

Upon entering, you are greeted by an impressive 26 m² through hallway, creating a wonderful sense of space and flow throughout the home.

The reception areas include:

A magnificent 51 m² living and dining room, boasting

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 habitation: 1760 EUR

NOTES

DESCRIPTION

The 21 m² fitted kitchen, also featuring a fireplace, opens onto a delightful 16 m² conservatory, providing the perfect setting to enjoy the garden throughout the year.

Upstairs, a landing leads to:

Three spacious bedrooms of approximately 22 m² each

A 7 m² study/home office

A family bathroom

A separate WC with washbasin

Outside, the grounds provide a true haven of peace, combining landscaped gardens, relaxation areas and quality outdoor amenities.

A substantial 62 m² garage completes the property, offering ample space for several vehicles, storage, or a workshop.

Key Features

- 4,400 m² of landscaped grounds
- 12 m x 6 m swimming pool with pool house
- Pond, well and greenhouse
- Direct river access
- Generous living spaces and impressive ceiling heights
- Bright and airy accommodation throughout
- Conservatory overlooking the garden
- 62 m² garage

A rare opportunity for those seeking nature, space, character and tranquillity.

Rieux-Volvestre – A Charming Historic Village

Located approximately 45 km south of Toulouse, Rieux-Volvestre is recognised as one of France's "Plus Beaux Détours de France" and offers a peaceful lifestyle on the banks of the River Arize.