LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47890MAE31 Price: 437 000 EUR

agency fees to be paid by the seller

1H Toulouse, renovated country house on 2.34 hectares of land, quiet location, dependences, 2 wells







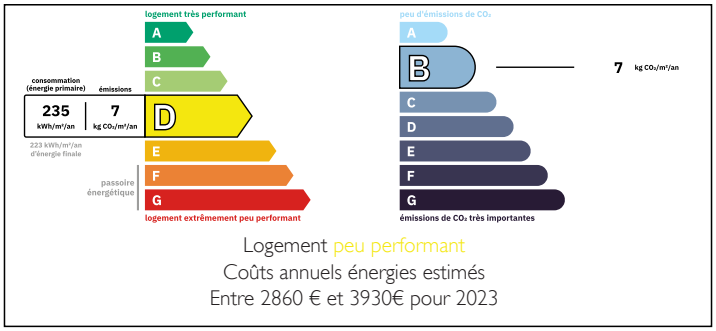








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2860 € et 3930€ pour 2023

INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	316 m2
Plot Size:	23400 m2

IN BRIEF

A fully renovated former Gascon farmhouse built with natural materials, offering approximately 316 m² of living space on 2HA34 of land, part of which is wooded, with fenced-in flat plots.

The authenticity of the structures has been preserved (adobe bricks, hemp-straw-based plaster, lime, eco-friendly paints, original wooden windows, hardwood floors, exposed beams, terracotta tiles), creating a rustic atmosphere that is nonetheless comfortable.

Renovated barn, former stable, workshop, chicken coop.

A pond, 2 wells.

The property is ideally located in a quiet rural setting, with access to all amenities (shops, schools, services) just a 5-minute drive away.

It is well-suited for raising livestock and growing vegetables.

Farming or agricultural activities may be considered.

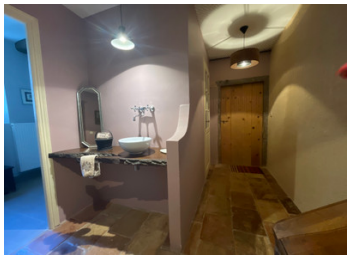
A 103-square-meter space with half-timbering

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:	**561 EUR**

NOTES

DESCRIPTION

Property Layout:
(NB : 1 m² = 1 sqm)
Residential home with approximately 316 m² of living space, comprising:

Ground Floor:
- entryway/hallway: 17.25 m²
- bedroom 1: 21.81 m²
- dining area/open fireplace (used in winter): 18.26 m²
- fully equipped kitchen: 19.93 m²
- living area (living room and dining room): 43.61 m² (with a small wine cellar) and
access to a room above via a beautiful wooden staircase:
- bedroom 2 (or office): 34.80 m²)
(Continued from the ground floor:)
- Bathroom: 17 m², including:
* an area with a double walk-in shower
* a sink
* a claw-foot bathtub
* a small hallway with a sink on a wooden countertop (leading to the former barn)
* a dry toilet

1st floor:
- home office (or bedroom 3): 20.65 m²
- bedroom 4 (with closets): 19.84 m²
- bedroom 5: 22.05 m²

2nd floor:
- Bedroom 6 : (attic) 33.11 m² with a Velux window (access to the insulated attic)

Original terracotta floor tiles
Wooden hardwood floors
Exposed beams
Single-pane wooden windows (intentionally retained to save the character of the house)

Natural and Eco-Friendly Wall Plasters

Central heating via a high-capacity wood-fired boiler