LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48433AK31 Price: 390 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (370 000 EUR without fees)

Country property built in 1980, comprising two separate residences of approximately 100 m each.

EXCLUSIVE







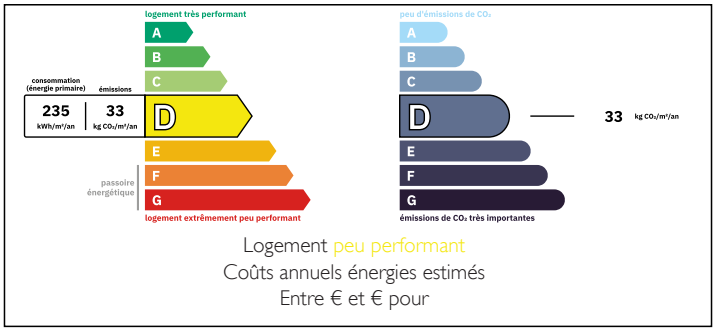








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Gouzens
Department:	Haute-Garonne
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	60000 m2

IN BRIEF

CHARACTER PROPERTY SET ON 6.5 HECTARES – TWO RESIDENCES AND EXTENSIVE EQUESTRIAN OUTBUILDINGS

An exceptional opportunity offering generous living spaces, extensive grounds and remarkable potential for a family home, equestrian estate or lifestyle project.

Set in a peaceful rural environment, this property, built in 1980, occupies approximately 6.5 hectares (16 acres) of land, offering space, tranquillity and a wealth of possibilities.

The main building provides approximately 200 m² of living accommodation, thoughtfully divided into two separate residences of 100 m² each.

This versatile layout offers numerous possibilities, including a main residence with independent

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: **1050 EUR**

NOTES

DESCRIPTION

Impressive Outbuildings with Outstanding Potential

The estate benefits from substantial outbuildings offering exceptional versatility:

A spacious 150 m² garage and workshop, ideal for car enthusiasts, craftsmen, storage or a variety of professional and personal uses.

A large barn of approximately 215 m², incorporating horse stables, providing an excellent opportunity for equestrian enthusiasts wishing to keep their horses on their own property.

6.5 Hectares of Land to Bring Your Vision to Life

With approximately 65,000 m² (16 acres) of grounds, this property offers an attractive setting for those seeking a countryside lifestyle.

The extensive outdoor spaces lend themselves to numerous possibilities, including keeping horses, recreational activities, agricultural projects or simply enjoying the freedom and privacy of a substantial country estate.

A Property Offering Exceptional Versatility

The combination of two independent living areas, approximately 365 m² of outbuildings and 6.5 hectares of land gives this estate considerable potential.

Whether you are searching for a spacious family property, a home with equestrian facilities or a country estate to develop according to your own vision, this property offers exciting opportunities.

An attractive opportunity for countryside lovers, equestrian enthusiasts and buyers seeking generous space, freedom and the potential to create their ideal rural retreat in South-West France.