LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48642AK31 Price: 670 000 EUR

agency fees to be paid by the seller

Property featuring a modern 166 m house and a 120 m garage, set within 3,000 m of enclosed grounds.















INFORMATION

Town:	Lanta
Department:	Haute-Garonne
Bed:	6
Bath:	2
Floor:	166 m2
Plot Size:	3000 m2

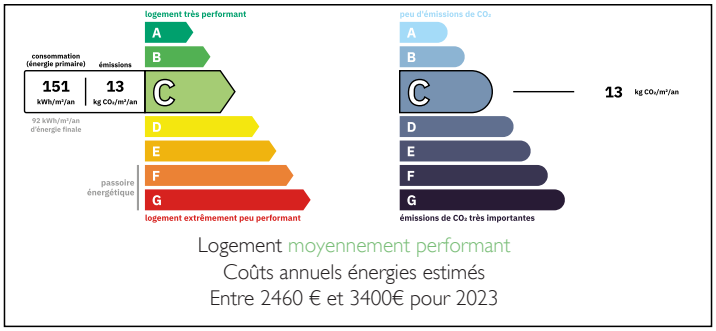
IN BRIEF

Looking for space, tranquillity and potential?
Discover this wonderful property, ideal for a family home or a craft business, with a large garage/workshop of approximately 120 m².

An octagonal house – 166 m²
Spacious and filled with natural light, this home offers generously proportioned rooms, ideal for family living or hosting guests.

Outbuildings
A garage/workshop offering a wide range of possibilities: storage, craft activities, workshop space, or parking for large vehicles or a motorhome.

ENERGY - DPE



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

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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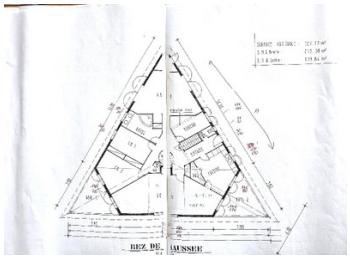
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LOCAL TAXES

Taxe habitation:	**2177 EUR**

NOTES

DESCRIPTION

Outdoor Space
Nearly 3,000 m² of land in a single plot, suitable for growing vegetables or simply enjoying the peaceful, natural surroundings. Fruit trees.

VILLA – 166 m² of living space, built in 1997
A bright and practical home offering generous proportions and excellent comfort.

Features:
- Matching floor tiles throughout the ground floor.
- A full basement of 130 m².
- An indoor swimming pool with a counter-current swimming system and a depth of 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 a fireplace and terrace access.
- Two large bedrooms with fitted wardrobes.
- Study.
- Bathroom.
- Separate WC.

First Floor:
- One large bedroom with solid chestnut flooring.
- Three rooms with sloping ceilings, potentially suitable as children's bedrooms.
- Bathroom.
- Separate WC.

Enclosed Outbuilding – 120 m²
A steel-framed building with timber cladding. Two large doors, each measuring 3 m × 3 m, provide access for larger vehicles, including motorhomes and vans.

Location & Access
Lanta is a charming rural village in the Lauragais, approximately 19–20 km east of Toulouse, easily accessible by car via the D18 and D2.

Trains & Public Transport
The nearest main railway station is