

UNDER OFFER Stunning renovated farmhouse with beautiful gardens, set in the countryside East of Toulouse

EXCLUSIVE

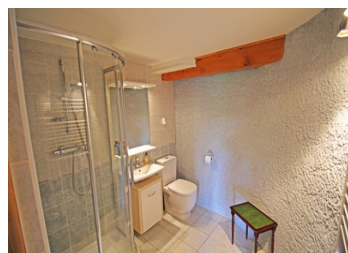


INFORMATION

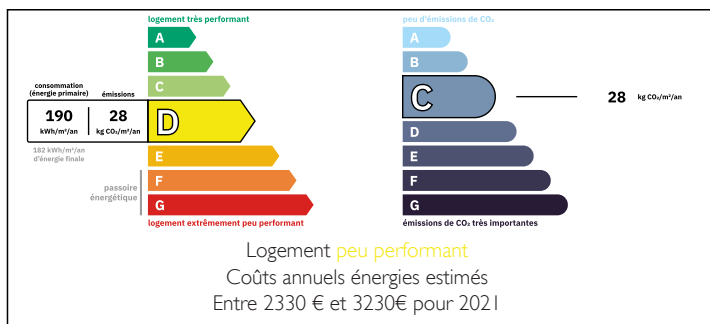
Town:	Saint-Félix-Lauragais
Department:	Haute-Garonne
Bed:	5
Bath:	5
Floor:	232 m2
Plot Size:	9463 m2

IN BRIEF

A short distance from the charming village of St Félix Lauragais you will find this beautiful, renovated farmhouse. On a hill overlooking the surrounding countryside, it is the perfect spot to enjoy the peace and quiet of rural life whilst only a short drive from the thriving city of Toulouse. The property boasts five bedrooms with ensuite bathrooms, a stunning open living and dining room with a modern kitchen, perfect for hosting friends and family. Outside, there are multiple terraced areas to enjoy, an above-ground pool, an expansive garden with fruit trees and access to a nearby fishing lake. Come and discover this beautiful property for yourself.



ENERGY - DPE



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.



DESCRIPTION

A quiet country road leads to the entrance of this delightful property, perched on a hill overlooking the rolling hills and fields of the Haute-Garonne. The entrance opens into an impressive, open living and dining area with a large fireplace and wood burner. The living room boasts views over the gardens and an open, modern kitchen with locally sourced solid granite worktops and integrated appliances makes it perfect for entertaining. There is an en-suite bedroom on the same floor and a gorgeous wooden staircase leads down to four further bedrooms, each with a stylish en-suite and access onto the rear terrace that overlooks the garden. The rooms are renovated to a high standard with exposed stone used to add to the authentic feel of the property and its former life as a farm/barn. The layout would be ideally suited for running a bed and breakfast or for any large family with no work to do except move in.

Outside the spacious gardens of over 7000m² are dotted with fruit trees as well as an area dedicated to vegetables and herbs with a useful shed. An above ground pool provides the perfect spot to relax on a hot day and a large, terraced area gives you plenty of options for al fresco dining.

The village of Saint-Félix-Lauragais has a grocery store and bakery as well as a modern medical centre and pharmacy. The larger town of Revel boasts a large Saturday market and all the...

LOCAL TAXES

Taxe foncière: 749 EUR

Taxe habitation: EUR

NOTES