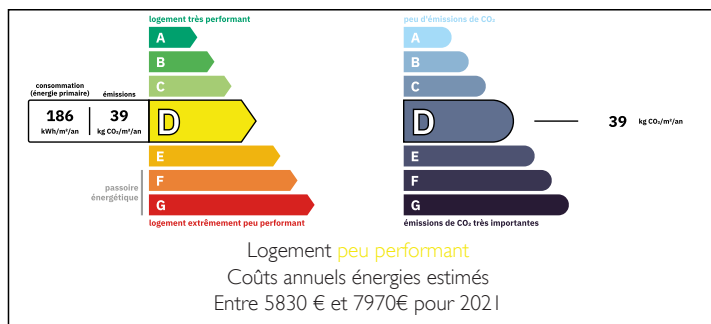


Renovated former Toulouse farmhouse, 295 m of living space, 8,500 m of land, swimming pool. 30 km south of T



## ENERGY - DPE



## INFORMATION

Town:	Lavernose-Lacasse
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	296 m2
Plot Size:	8500 m2

## IN BRIEF

UNIQUE in the SOUTH WEST,  
Gite or chambres d'hôtes available on the outskirts of Toulouse.  
Haute Garonne  
Occitanie

Lavernose-Lacasse is a French commune in the Haute-Garonne department, in the Occitanie region. It lies around 30 km south-west of Toulouse, on the left bank of the Garonne. It borders Muret, Eaunes, Lhem, Saint-Hilaire, Saint-Lys and Seysses.

Route départementale 117, which links Toulouse to Muret, runs through the commune. Muret station, around 5 km from Lavernose-Lacasse, is served by TER Occitanie trains from Toulouse to Auch.

Transport  
By car: A64 motorway, exit 31  
By train: Muret station (TER Occitanie)

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 very attractive FARMhouse with 295 m<sup>2</sup> of living space, 49 m<sup>2</sup> mezzanine and more than 150 m<sup>2</sup> of attic space, set in 8500 m<sup>2</sup> of land, just 30 km from the CAPITOL, Toulouse.

The entrance is via a huge 14 m<sup>2</sup> hallway.

Left-hand side:

A separate fitted kitchen with fireplace. Old terracotta tiles on the floor for a surface area of 25 m<sup>2</sup>.

A beautiful 48 m<sup>2</sup> living room with open fireplace. A wall with a feeding trough has been preserved, VERY SYMPA.

A staircase gives access to a 50 m<sup>2</sup> mezzanine for a games or cinema room. Very high ceilings.

From the lounge, a magnificent solid door gives access to 2 adjoining rooms of 40 m<sup>2</sup> that could be converted into offices, or 2 possible bedrooms, or a GITE.

On the right-hand side of the corridor :

3 bedrooms, chestnut flooring. Fitted cupboards with LOUIS XV style doors. Solid oak entrance door to all bedrooms, bathroom, shower room, the 2 toilets and other rooms.

- 1 20 m<sup>2</sup> bedroom
- 2 27 m<sup>2</sup> bedroom
- 3 27 m<sup>2</sup> bedroom

A bathroom with whirlpool bath and walk-in shower and washbasins, 9 m<sup>2</sup>.

A shower room with hammam cabin, shower, sauna, and a washbasin, 11 m<sup>2</sup>.

2 WCs with washbasins, a double French window opening onto the rear garden.

A 4 m<sup>2</sup> dressing room.

A wine cellar.

A laundry and boiler...

## LOCAL TAXES

Taxe foncière: 1020 EUR

Taxe habitation: EUR

## NOTES