

Tranquil domaine amongst mature gardens with independent gîte, a short walk from Caraman centre near Toulouse



## INFORMATION

Town:	Caraman
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	448 m2
Plot Size:	5000 m2

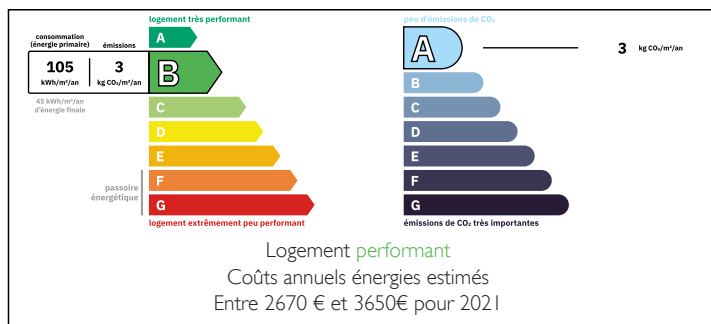
## IN BRIEF

This beautiful domaine is surrounded by mature trees and flowers, amongst the fields on the edge of Caraman. One large property can be divided into three separate houses, with three entrances and three kitchens. There are 6 bedrooms across the whole property with 4 bathrooms and various light and open living spaces. The property comes into its own outside with terrasses, shady spots under a magnificent oak tree, a pond surrounded by plants and flowers and views to the perched church in Caraman on the nearby hilltop.

The main property has a large open living space with kitchen on the ground floor and four bedrooms, a games room and a bathroom on the first floor. The adjoining gîte could be used for rental or friends coming to stay, with its own kitchen and 2 living spaces plus...

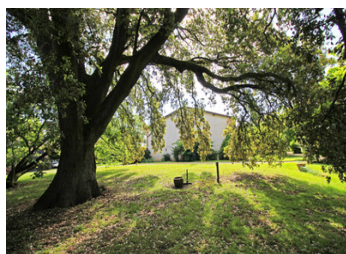
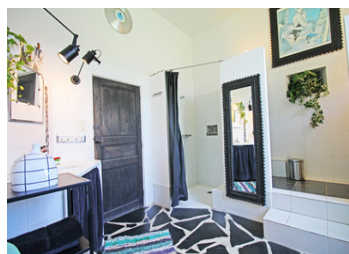


## ENERGY - DPE



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

Nestled amongst fields and surrounded by mature gardens and trees, on the edge of the dynamic village of Caraman, you find this beautiful property. A long gravel drive leads into the domaine with parking for at least three cars at the edge of the garden and a track round to the outbuildings which offer additional covered parking and a garage. There are three separate entrances to the main property offering multiple possibilities to divide the house up for rentals or guests.

The main central house has entrances onto the front and rear gardens with plenty of spots to enjoy a meal or a drink in the afternoon sunshine. A spacious open living and dining room with a kitchen covers the ground floor. There is an open fire for a cosy winter's evening, although the property benefits from a heat pump and underfloor heating on this level with radiators on the first floor and in the gîte. The property is class B for the DPE thanks to this recently improvement. On the first floor a spacious landing allows rooms for an office or small sitting area, there is an adjoining bathroom and bedroom. A large space with access to the three other generous bedrooms, one with an en-suite, would make an excellent games room or home cinema.

At the far end of the property, a shady entrance with outdoor seating welcomes you into the smaller gîte part of the property. This is a completely independent...

## LOCAL TAXES

**Taxe foncière:** 1868 EUR

**Taxe habitation:** EUR

## NOTES