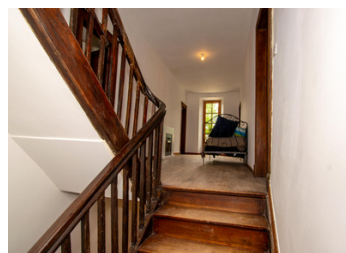
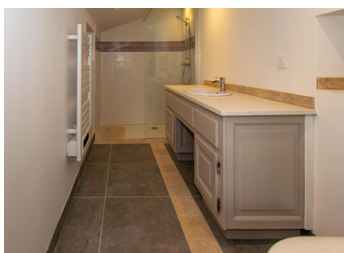


Authentic Renovated Comminges Farmhouse – 237 m + Outbuildings on 1237 m of Land



INFORMATION

Town:	Mane
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	237 m2
Plot Size:	0 m2



IN BRIEF

Authentic Comminges Farmhouse – Charm & Potential

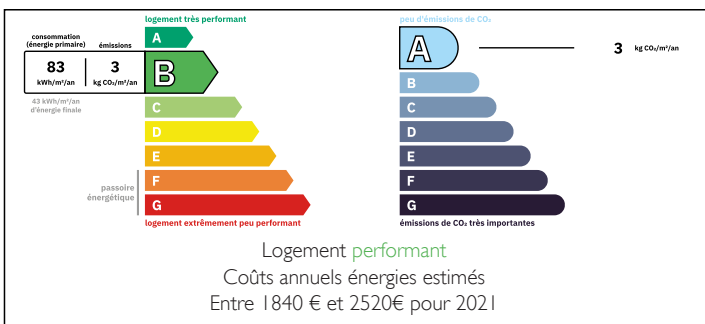
Discover this beautiful traditional Comminges farmhouse, nestled in a peaceful and green setting. Built with river stones, it boasts authentic features such as a symmetrical façade, stone-framed windows, and a classic canal-tile roof.

The large grounds complete the ensemble, creating the perfect countryside lifestyle.

A rare property, full of history.

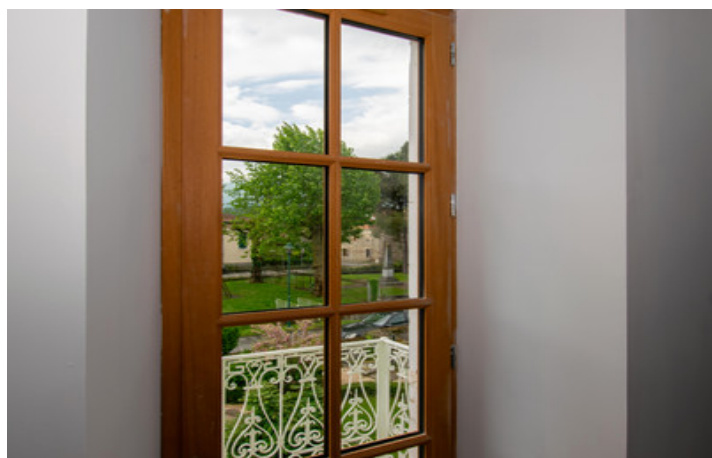
A true character home, combining authentic charm with modern potential

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

Authentic Renovated Comminges Property – Outbuildings & Gîte Potential

In the heart of Comminges, discover this superb traditional property offering approximately 237 m² of living space over 2 levels, fully renovated – just move in and unpack!

Main house layout:

Ground floor:

Welcoming entrance with wooden staircase leading to the first floor and attic.

Bright living room of over 30 m².

Dining room and fitted kitchen of approximately 55 m², with direct access to a covered terrace.

Pantry/laundry room.

Shower room with WC.

First floor:

Three large bedrooms (20–30 m² each).

Bathroom with shower, bathtub, and WC.

Features & comforts:

Reversible air-conditioning + electric heating in main rooms

Double glazing

Refurbished roof in very good condition

New micro sewage treatment system

Pool-ready grounds with a second private entrance

LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

NOTES

Practical information:

Markets: Salies-du-Salat on Monday mornings (~5 km), Aspet on Wednesdays and Saturdays, summer market at Bonac-lrazein.

Shops : Some local services; more options in Salies-du-Salat or Saint-Martory (~10 km).

Schools: Public kindergarten and primary in the village; secondary schools in Salies-du-Salat (~5.9 km) and beyond.

Sports & leisure: Fishing, hunting, hiking, protected natural environment rich in outdoor activities.

Toulouse: 82–86 km; 1 hour by car, or 1h45 by direct bus (€2).

Toulouse-Blagnac Airport: 80–86 km; 50 min by car,