

ChatGPT a dit : Former farmhouse to renovate offering 191 m of living space, 132 m of stable/barn, 13 960m2

EXCLUSIVE



INFORMATION

Town:	Polastron
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	13960 m2

IN BRIEF

House to Renovate – Peaceful Setting with Stunning Views

Located in a tranquil environment, this property offers great potential with approximately 95 m² of living space and an attic that can be converted, accessible via a staircase.

On the ground floor, the terracotta tile flooring is in excellent condition. The layout includes:

A spacious kitchen of 21.5 m²

A through hallway of 12 m²

Three generous bedrooms of 18 m², 18.5 m², and 21 m²

A shower room

Outbuildings include:

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.

over a beautiful valley.



ENERGY - DPE

DPE not required.



LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Local life

Shops & markets

The village has a few local shops, although daily shopping is often done in nearby towns, such as Cazères (market, Carrefour Market supermarket) or Saint-Gaudens (E.Leclerc Centre).

Schools

A primary school (nursery and elementary) is located directly in Polastron. For further levels: public elementary schools can be found in Labastide-Paumès (~2.1 km), Lussan-Adeilhac (~3 km), or Sénarens (~3.4 km).

Secondary schools: Le Fousseret (~10 km), L'Isle-en-Dodon (~12 km), Aurignac (~13.5 km).

Vocational high schools: Rieumes (~16.6 km) and Samatan (~19.3 km).

Source: Annuaire Mairie

Transport

There is no local public transport, but school transport (from nursery to high school) is available under certain conditions through the Haute-Garonne Departmental Council.

For road travel, the A64 motorway is accessible via the Cazères exit (13.7 km) or Martres-Tolosane exit (14 km).

The nearest train stations are in Martres-Tolosane, Cazères, and Boussens.

Airport

Toulouse-Blagnac International Airport is the closest, around 47 km from Polastron. It offers numerous national and international connections.

Sports and leisure activities

Polastron has a village hall, ideal for local events. Traditional activities include hunting, pétanque, and hiking – all typical of rural communities close to