

IH from Toulouse, LOFT of 185 sqm, (barn), garden, pool, garage, pool house, near a lake, country settings



## INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	185 m2
Plot Size:	696 m2



## IN BRIEF

Set in the country side between Aurignac (15 mn) and L'Isle-en-Dodon (15 mn), in a farm outside a small village and near a lake, old barn converted into a comfortable and modern loft of 185 sqm habitable space, with 2 large bedrooms.

Fenced garden, pool, summer kitchen, garage, terraces.

Central heating by heating pump air-water, 10 solar pannels for self-supply energy, reversible air-conditionning systems (4 splits).

Large capacity septic tank (shared with neighbour).

Built-in garden watering system.

Well.

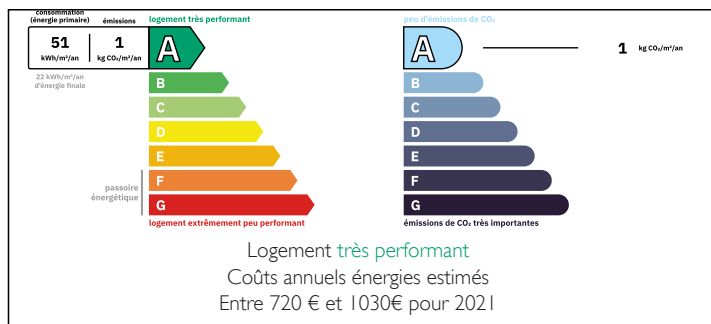
Electric roller blinds.

Electric gate.

Mosquito nets.

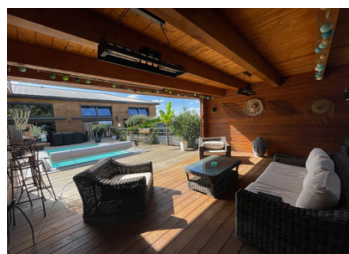
Possibility to add extra bedrooms.

## ENERGY - DPE



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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

Composition of the property :  
(Fenced plot of land of 696 sqm).

Designed by an architect, this loft of 185 sqm habitable space is made of stones and wood.

Ground floor :

- open space with fitted kitchen and custom-made furniture : 36.05 sqm
- circulation area : 4.10 sqm
- lounge : 22.56 sqm with covered terrace of 14.85 sqm
- laundry/storage room : 13.47 sqm
- circulation area : 10.41 sqm
- wc : 1.78 sqm
- heating room (heat pump) : 4.69 sqm
- garage with mezzanine : 39.45 sqm (ceiling heights : 2.21 m + 3.91 m)
- covered car park in front of the garage : 24.42 sqm
- pool house : approx. 40 sqm
- fitted summer kitchen : 7 sqm
- salt treatment pool of 6m X 3m, depth : 1.50m with rolling cover
- wooden terrace
- paved car park area

1st floor :

- wc : 2.51 sqm + cupboard of 1.65 sqm
- dressing room : 6.87 sqm
- bathroom with walk-in shower : 8.96 sqm
- bedroom 1 : 14.33 sqm
- bedroom 2 : 29.28 sqm
- landing area : 2.79 sqm
- study/mezzanine : 27.62 sqm

Custom-made contemporary furniture included in the sale

Possibility to add all other furniture

Central heating + hot water by heat pump air/water

Reversible air conditioning : 4 splits

10 solar pannels for self sufficient energy consumption

Large capacity septic tank shared with neighbour

Built-in watering system

## LOCAL TAXES

Taxe foncière: 1116 EUR

Taxe habitation: EUR

## NOTES