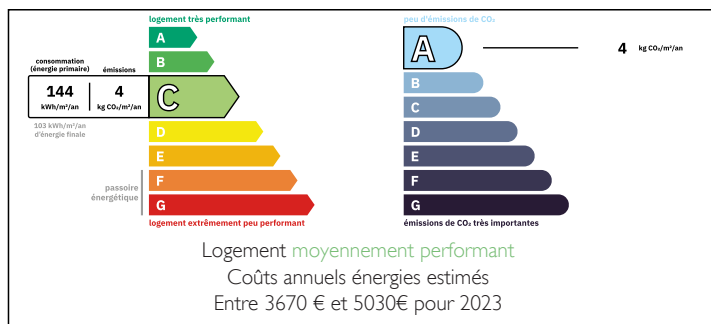


Former 1789 coaching inn, 460 m<sup>2</sup>, swimming pool, pool house, sheepfold, garage, carport. 5.7 hectares of land.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Michel
Department:	Haute-Garonne
Bed:	6
Bath:	5
Floor:	460 m <sup>2</sup>
Plot Size:	57312 m <sup>2</sup>

## IN BRIEF

For Sale – Authentic 1789 Coaching Inn, Napoleonic Era

Located in the charming Volvestre area, near Cazères, this remarkable historic residence overlooks a superb rolling landscape of hills, valleys, woods, and rivers.

It enjoys an exceptional setting with breathtaking views over a vast forest and is surrounded by nearly 6 hectares of grounds adorned with fruit trees.

The Volvestre, a preserved and authentic region, is renowned for its hiking trails, picturesque villages, and local traditions. Crossed by the Via Garona, one of the Camino de Santiago routes, it also boasts a rich architectural and cultural heritage. Nearby, you will discover Rieux-Volvestre and its medieval village, Montesquieu-Volvestre, Carbonne, and Sainte-Croix-Volvestre.

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

Spacious 460 m<sup>2</sup> Family Home – Fully Renovated, New Kitchen 2025

Set in a peaceful environment, this stunning 460 m<sup>2</sup> residence, completely renovated in 2018/2019, combines modern comfort with timeless charm. The custom-made 42 m<sup>2</sup> kitchen, installed in June 2025, features top-of-the-line appliances and a lovely dining area.

Ground floor:

A vast 62 m<sup>2</sup> living room with fireplace

Dining room and lounge area with fireplace

Cozy sitting room

Office

Separate guest WC

First floor:

Central corridor leading to 6 bedrooms over 20 m<sup>2</sup> each

5 bathrooms with WC

Features & Comfort:

Fully renovated interior with travertine floors

Double or triple glazing throughout

Roof renovated 20 years ago

Heating via air-to-water heat pump – energy costs approximately €2,500/year

12 photovoltaic panels installed in 2021

LINKY smart meter

Exterior & Outbuildings:

11 x 5 m swimming pool with cover and new liner (10-year warranty)

Pool house with studio, equipped kitchen, shower, WC, and fireplace

Renovated sheepfold (concrete floor and new roof)

Large garage for tools and equipment, plus a carport for 3 cars

5.7-hectare park with fruit trees and other plantings

A true haven of peace, surrounded by nature, offering serenity, privacy, and an exceptional quality

## LOCAL TAXES

Taxe foncière: 3626 EUR

Taxe habitation: EUR

## NOTES