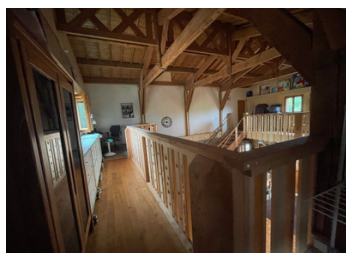


45 mn TOULOUSE, spacious house entirely renovated on 7468 sqm of fenced land overlooking countryside, isolated



INFORMATION

Town:	Le Fousseret
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	242 m2
Plot Size:	7468 m2

IN BRIEF

Fully renovated house with 242 sqm of living space on 7,468 sqm of enclosed, wooded grounds overlooking the countryside

High-quality renovation using natural materials (wood, bricks, terracotta, earth plaster on the walls, original beams)

Central heating via a wood-burning masonry stove + electric radiators

Living room of approximately 62 sqm, separate kitchen, spacious mezzanine, office area

3 bedrooms (including 2 on the ground floor), 2 bathrooms, 2 WCs, 2 walk-in wardrobes

Carport (for a car and motorhome) attached to the house

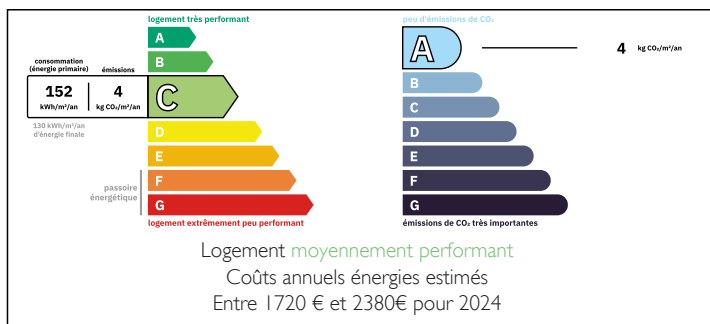
Barn

Wood/lawnmower shed + storage room suitable for conversion.

Timber-framed house with interior to be finished (holiday cottage, guest house, etc.)

Brick-built outbuilding to be finished (guest room,

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.



LOCAL TAXES

Taxe foncière: 954 EUR

NOTES

DESCRIPTION

An 18th-century property, fully renovated on 7468 sqm of fenced land with trees, overlooking the countryside

Living area: approximately 242 sqm

Ground floor:

- entrance hall leading into the living room, separated by half-timbering, with cloakrooms
 - grand wooden staircase leading to the first floor with comfortable steps
 - living room with a wood-burning masonry stove: 61.84 sqm
 - separate fitted kitchen: 15.88 sqm
 - bedroom 1: 18.72 sqm
 - landing to the sleeping area: 3.76 sqm
 - bedroom 2: 20.58 sqm
 - walk-in wardrobe: 5.91 sqm
 - bathroom (double washbasin, walk-in shower, bath): 11.46 m² (finished in Tadelakt)
 - toilet/washbasin: 1.93 sqm
- Access to the sheltered terrace from the kitchen and living room
- wooden terrace: 33 sqm

First floor accessed via a 1.07 meter wide wooden staircase:

- mezzanine: 68.87 sqm (with storage cupboards)
- office area: 5.13 sqm
- bedroom 3: 20.88 sqm
- bathroom (washbasin, bath, toilet): 8.12 sqm
- walk-in wardrobe: 4.39 sqm
- landing to the sleeping area: 4.18 sqm

Carport with storage cupboards: 37 sqm (3.82 m x 9.68 m, height: 3.98 m at the base) attached to the house

Outbuildings: (approx. 240 sqm in total)

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- 57 sqm timber-framed house to be completed: (could be converted into a holiday let or self-contained accommodation)

room 1: 22.33 sqm