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A secluded retreat on 4 hectares of woodland

Beaumont De Lomagne , Tarn-et-Garonne , Occitanie



€450,000

inc. of agency fees

6 Beds 2 Baths 250 sqm 4.1 ha

A secluded and spacious hideaway retreat with far-reaching views set on 4 hectares of woodland in the Tarn-et-Garonne lush countryside, approx one hour from Toulouse airport.

At a Glance

Reference	MFH-RLP63987	Near to	Toulouse	Price	€450,000
Bed	6	Bath	2	Hab.Space	250 sqm
Land	4.1 ha	Pool	No	Land Tax	N/A

Property Description

Escape to your perfect hideaway on this 4-hectare woodland retreat that's well-maintained and convenient. This energy-efficient and spacious home offers more than just a residence, it's a lifestyle.

It's nestled amidst nature's embrace, providing breathtaking and far-reaching views, making it the perfect haven for those who value privacy and seclusion. Despite its seclusion, essential amenities are only a short

ten-minute drive away.

The house is designed to cater to modern families, with ample rooms for hobbies and friends. The open-plan living area, which spans over 100 sq.m, provides space for gatherings and intimate corners.

The house is energy-efficient, allowing you to use your own wood for heating, which further enhances the sense of self-sufficiency and sustainability.

The Accommodation

The ground floor

Enter the property via a covered terrace of 15 sq.m where you sit outside, practically the whole year.

- Living room (38 sq.m) wood burner
- Kitchen/dining and second reception room (70 sq.m) open to the living room
- Master bedroom - with shower room and WC (24 sq.m)
- Bedroom/bureau 2 (17 sq.m)
- Bedroom 3 (20 sq.m) with WC
- The ground floor leads to another room, not finished and used for wood storage (24 sq.m)

The first floor

- Bedroom 4 (16 sq.m)
- Bedroom 5 (16 sq.m)
- Bedroom 6 (21 sq.m)
- Landing (12 sq.m)
- Mezzanine (9 sq.m)
- Bathroom, with bath, shower, WC, washbasin (10 sq.m)

Outside the Property

- The woods have been well maintained and good accessible.
- You come down to the property via a private driveway.
- Three parking spaces next to the property.
- Land: 41140 sq.m of mainly woodland (4 hectares)

Additional Information

- Garage is used as workshop and laundry room (45 sq.m)

- Tax Foncière: 500 € annually
- Compliant septique tank

The Area and Access

- Shops and services at 10 min.
- Close to Beaumont de Lomagne in Tarn et Garonne (82)
- Toulouse International Airport at 65 min

Indulge in the serenity of your own private oasis, where each day brings a sense of inner peace from the chaos of everyday life.

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	2
Price	€450,000

Key Information

Internal Area:	250 sqm
Land Area:	4.1 ha

Property Features:

- Spacious living areas
- Very economical
- Privat hideaway setting
- Far reaching views
- Four to six bedrooms

Has a Garden Yes

Has a Terrace? Yes

Location: Occitanie



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