

# A secluded retreat on 4 hectares of woodland

Beaumont De Lomagne, Tarn-et-Garonne, Occitanie





#### At a Glance

<b>Reference</b> MFH-RLP63987	Near to	Toulouse	<b>Price</b> €450,000
<b>Bed</b> 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

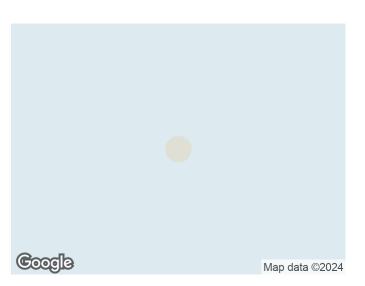
- Shops and services at 10 min.
- Close to Beaumont de Lomagne in Tarn et Garonne (82)
- Toulouse International Airport at 65 min

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		Key Information		
Property type:	Countryside house	Internal Area:	250 sqm	
Bedrooms:	6	Land Area:	4.1 ha	
Bathrooms	2	Property Features:		
Price	€450,000	<ul> <li>Spacious living areas</li> <li>Very economical</li> <li>Privat hideaway setting</li> <li>Far reaching views</li> <li>Four to six bedrooms</li> </ul>		
		Has a Garden	Yes	
		Has a Terrace?	Yes	

## **Location: Occitanie**





## Gallery































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