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Spacious renovated farmhouse with 5 hectares

Beaumont De Lomagne , Tarn-et-Garonne , Occitanie



€647,000

inc. of agency fees

3 Beds 3 Baths 370 sqm 4.9 ha

Lovely renovated family home offering space and tranquility set on 5 hectares of land overlooking rolling hills, just 45 minutes from Toulouse.

At a Glance

Reference	MFH-RLP57273	Near to	Toulouse	Price	€647,000
Bed	3	Bath	3	Hab.Space	370 sqm
Land	4.9 ha	Pool	Yes	Land Tax	N/A

Property Description

Located at the junction of Tarn et Garonne, Haute Garonne and Gers departments, this charming family home has been recently renovated and offers a serene and spacious living experience. The property is situated amidst 5 hectares of its own land, providing majestic views of the undulating hills and enveloped by farmland. It is only a 45-minute drive away from Toulouse.

All the living areas and bedrooms are positioned on the ground floor. The cathedral living and dining areas are warm thanks to the underfloor heating and excellent insulation. The upper floor is divided into multiple open spaces used to play and work and can easily be transformed into additional bedrooms. Enjoy lovely views over rolling hills, meadows and vineyards. With a garage and multiple full-height attic spaces, there are plenty of opportunities for all your ideas and artistic projects.

The Accommodation in the Farmhouse

The ground floor

- Entrance hall (33 sq.m)
- Living (84 sq.m) with lounge area with open fireplace and dining room
- Kitchen (26 sq.m)
- Pantry (8,5 sq.m)
- Bedroom 1 (25 sq.m) plus separate WC and ensuite bathroom
- Bathroom of Master (7,5 sq.m) bath, shower, double washbasin
- Bedrooms 2 -incl ensuite bathroom and built-in wardrobe (28 sq.m)
- Bedrooms 3 -incl ensuite bathroom and built-in wardrobe (29 sq.m)
- Separate WC with washbasin
- Cloakroom (9 sq.m) with built-in wardrobe
- Covert terrasse (43 sq.m)
- Orangery (26 sq.m)

The first floor

- Mezzanine above living (27 sq.m)
- Open Playroom/Gym area (35 sq.m)
- Open Office space (35 sq.m)

Outside the Property

- Semi-integrated swimming pool 6,5m diameter (15 years old)
- Well with pump
- Fruit trees and some vines for private use
- Double Garage (68 sq.m)
- Boiler room (84 sq.m) two old fuel tanks that can be used as a storage and workshop

Additional Information

- Well maintained property
- Double glazed
- Attic space with 3 areas of 84 sq.m, 78 sq.m and 37 sq.m to convert
- Heat pump latest generation
- Very well insulated
- Underfloor heating in living room
- Radiators in the bedrooms
- Solar panels
- Septic tank system in accordance with latest rules
- Taxe fonciere 1300 euros / annum
- Fiber optic internet available
- Energy efficient (label B and A)

The Area and Access

- International Airport at 35 minutes.
- First amenities at only 3 km.
- Surrounded by farmland. Overlooking rolling hills.

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	3
Price	€647,000

Key Information

Internal Area:	370 sqm
Land Area:	4.9 ha

Property Features:

- Spacious home with far reaching views
- Room to creating more lifeable space
- Energy efficient
- Divers terrain with vineyard
- orchard
- woods and meadows

Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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