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Country house with outbuilding, garden and swimming pool

Haute-Garonne , Occitanie



€635,000

inc. of agency fees

6 Beds 3 Baths 320 sqm 0.81 ha

This beautiful country house has more than 290sqm of living space, in a bucolic setting, just outside the village. Presented as a real alternative to enjoy a serene living environment surrounded by greenery,...

At a Glance

Reference	MFH-EAT941ET	Near to	Toulouse	Price	€635,000
Bed	6	Bath	3	Hab.Space	320 sqm
Land	0.81 ha	Pool	Yes	Land Tax	N/A

Property Description

This beautiful country house has more than 290sqm of living space, in a bucolic setting, just outside the village. Presented as a real alternative to enjoy a serene living environment surrounded by greenery, it benefits from all amenities and transport less than 3 minutes away. The property ingeniously mixes old and new and blends into lush vegetation, benefiting from more than 8000sqm of land on the edge of a stream.

The recent part integrates fluidly with the old by offering a very beautiful living space and its majestic insert fireplace, the centerpiece of the home. A large family kitchen opening onto a first terrace area, on the north side, and a parental area with shower room, on one level, opening onto the swimming pool on the south side, complete the most recent part. The old part houses a dovecote and offers a space including 3 bedrooms, 2 of which are on the ground floor, with generous volumes, an office and 2 bathrooms. A secondary entrance redesigned into a winter garden as well as a large mezzanine overlooking the living room allow everyone to occupy the premises and create complementary spaces with personalized atmospheres. The exteriors have been elegantly redesigned with the integration of a travertine terrace area and the creation of a swimming pool on the south side, giving way to a garden planted with multiple species, to the delight of children and pets. The sound of the stream at the end of the property brings charm and tranquility. An independent outbuilding of 60m², in brick and pebble, has been converted into a workshop and garage. This rare property in the town of Lherm, in a preserved environment and not overlooked, is located near nursery and primary schools. Shops 3 minutes away and Toulouse city center 35 minutes away. Favorite for: - the unique environment at the foot of the village - the proximity to transport - the space and charm of the property

ENERGY CLASS: D/ CLIMATE CLASS: D Estimated average amount of annual energy expenditure for one use standard, based on energy prices for the year 2021: between 4,240 and 5,770 euros Information on the risks to which this property is exposed is available on the Géorisks website

Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€635,000

Key Information

Internal Area:	320 sqm
Land Area:	0.81 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery





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