

[Click to view MFH-EAT951ET](#)

Old renovated barn in Lévignac

Haute-Garonne , Occitanie



€920,000

inc. of agency fees

8 Beds 2 Baths 379 sqm 0.26 ha

This atypical 380sqm property nestled at the end of a cul-de-sac, offers calm and serenity facing the Bouconne forest. It consists of two independent accommodations on a plot of more than 2,000sqm. The...

At a Glance

Reference	MFH-EAT951ET	Near to	Toulouse	Price	€920,000
Bed	8	Bath	2	Hab.Space	379 sqm
Land	0.26 ha	Pool	Yes	Land Tax	N/A

Property Description

This atypical 380sqm property nestled at the end of a cul-de-sac, offers calm and serenity facing the Bouconne forest. It consists of two independent accommodations on a plot of more than 2,000sqm. The first accommodation is the main house of 315sqm, completely renovated on 3 levels. The ground floor has an entrance, with a storage space and a boiler room. On the first floor, a sublime living room, bathed in light, with a splendid fireplace, an open and equipped kitchen with great amenities. This atypical space has a lounge area, a dining area, a billiard area which harmonizes perfectly. An adjoining terrace offers

brehtaking views of the Save valley. A back kitchen and a laundry room are located in the continuity of the living room. On this same level, a sleeping area with 5 master suites, each with a shower room/bathroom. Two toilets. A large dressing room in the last bedroom. On the top level, a 6th bedroom with bathroom, an office, convertible attic space. Finally, this renovated barn has a basement of approximately 300sqm with a double garage and a large convertible space. A pretty wine cellar. The second house is a T3 of approximately 65sqm on one level with a living room, a kitchen, two bedrooms, a bathroom, a toilet. Outside, a pleasant heated salt swimming pool with wooden terrace accompanied by its outdoor bar/kitchen. Surveillance cameras, underfloor heating, electric gate, automatic watering, indoor and outdoor parking. This tastefully renovated old barn makes it a unique property in Lévignac. ENERGY class: C / CLIMATE class: A
Estimated amount of annual energy expenditure for standard use: between EUR2,400 and EUR3,320 per year. Average energy prices indexed to the year 2021 (subscriptions included) Information on the risks to which this property is exposed is available on the GÉORISKS website:

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€920,000

Key Information

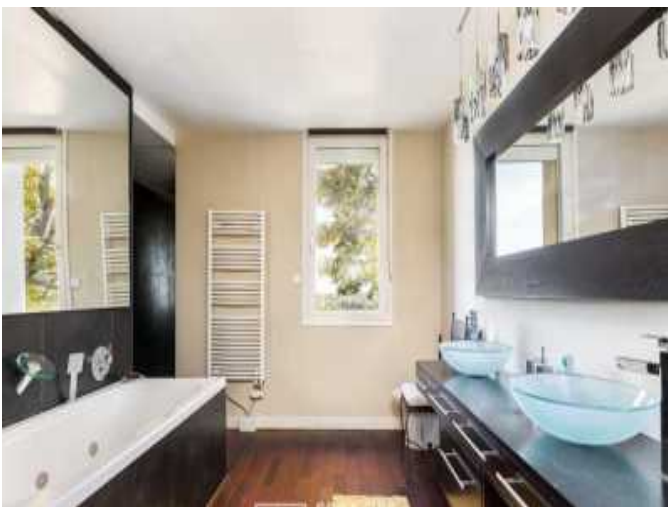
Year Built:	1850
Internal Area:	379 sqm
Land Area:	0.26 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates