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Old renovated barn in Lévignac

Haute-Garonne , Occitanie



€895,000

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	€895,000
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 Lé vignac. 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 G éorisks website:

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€895,000

Key Information

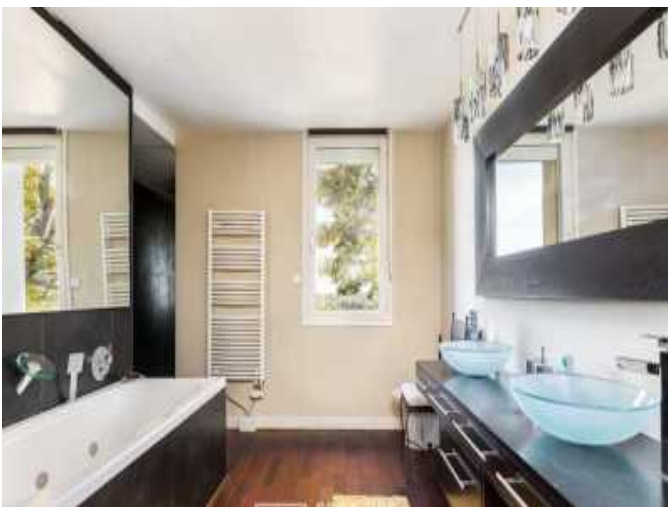
Year Built:	1850
Internal Area:	379 sqm
Land Area:	0.26 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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