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Renovated farmhouse with garden and swimming pool, close to amenities

Tarn-et-Garonne , Occitanie



€405,000

inc. of agency fees

4 Beds 1 Baths 210 sqm 0.2 ha

Located in the town of Saint-Nicolas de la Grave, this completely renovated old farmhouse has approximately 210m2 of living space on 2 levels, where old-fashioned charm and modern comfort blend harmoniously....

At a Glance

Reference	MFH-EAT958ET	Near to	Toulouse	Price	€405,000
Bed	4	Bath	1	Hab.Space	210 sqm
Land	0.2 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the town of Saint-Nicolas de la Grave, this completely renovated old farmhouse has approximately 210m2 of living space on 2 levels, where old-fashioned charm and modern comfort blend harmoniously. A spacious and bright room brings the ground floor to life. The kitchen open to the dining area offers 2 accesses to the terrace covered by a bioclimatic pergola, as well as a beautiful view of the garden and

the swimming pool. The open fireplace, cleverly positioned, becomes an elegant separation between this space and a very cozy living room. The ground floor still has a very pretty bedroom, a bathroom, a laundry room and a separate toilet. A very beautiful wooden and iron staircase allows you to climb to the next floor. The large landing or beautiful office space gives access to two beautiful attic bedrooms, including a master suite with dressing room and bathroom. The garden (approximately 2000m² completely fenced), offers a vast intimate space, and an environment conducive to relaxation around the swimming pool. A closed garage as well as a carport high enough to accommodate a camper van complete this exterior. Its location in a rural setting, but only a few minutes from all amenities, gives this more than successful renovation a privileged location. Shops, schools 2 minutes by car Airport 50 minutes Motorway 15 minutes Information on the risks to which this property is exposed is available on the Georisks website ENERGY CLASS: C / CLIMATE CLASS: B Price average of indexed energies as of 08/15/2015: EUR1,368

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€405,000

Key Information

Internal Area:	210 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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