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## House for sale in Haute-Garonne

**Boulogne-sur-Gesse , Haute-Garonne , Occitanie**



**€208,000**

**inc. of agency fees**

**8 Beds      300 sqm      0.32 ha**

Located 15 mins from Boulogne-sur-Gesse is this splendid home for sale dating from 1920 with 300m<sup>2</sup> of living space. Situated in the...

### At a Glance

**Reference** MFH-ADF1626663

**Bed** 8

**Land** 0.32 ha

**Near to** Boulogne-sur-Gesse

**Pool** No

**Price** €208,000

**Hab.Space** 300 sqm

**Land Tax** N/A

### Property Description

Located 15 mins from Boulogne-sur-Gesse is this splendid home for sale dating from 1920 with 300m<sup>2</sup> of living space. Situated in the quiet countryside, it has 8 bedrooms and 265m<sup>2</sup> of outbuildings as well as a 280m<sup>2</sup> open hangar and 3200m<sup>2</sup> of land.

As you enter the house you will be impressed by the spacious volumes of the ground floor. A corridor serves the 24m<sup>2</sup> living room as well as two sitting rooms, 24m<sup>2</sup> & 16m<sup>2</sup>. You will like the fireplaces and original floor tiles present in each room.

A kitchen, larder and bathroom with shower and bath complete this floor. A door at the end of the corridor leads to the old refectory (45m<sup>2</sup>), the heating boiler room and a toilet. There is a leafy garden of around 1700m<sup>2</sup> with a poultry house and garden shed.

A lovely wooden staircase, currently equipped with a stairlift, leads up to a corridor enjoying lots of natural light which serves four bedrooms, each with oak flooring (two of 16m<sup>2</sup>, two of 24m<sup>2</sup>).

The second floor also has four bedrooms, identical in size to those below. There is access to the 100m<sup>2</sup> insulated loft, practical for storage or another bedroom.

Attached to the house is a 180m<sup>2</sup> outbuilding in very good condition as well as a second house of 80m<sup>2</sup> to renovate. With stone walls and visible beams, it could allow a tourist project or other business to function.

Opposite, on a 1400m<sup>2</sup> plot, is the recent and open, 285m<sup>2</sup>, storage hangar.

The tile roof is in good condition. There is a recent heat pump system providing heating. Windows are wooden framed with an extra pane of glass. The property is served by a septic tank system.

You will be south-facing, 15 mins from Boulogne-sur-Gesse and Isle-en-Dodon, 1h15 from Toulouse and airport, 1h30 from skiing, 2h30 from the Mediterranean and from the Atlantic coast.

### Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 8        |
| Price          | €208,000 |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 300 sqm |
| Land Area:     | 0.32 ha |

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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