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Countryside house for sale in Haute-Garonne

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



€263,000

inc. of agency fees

3 Beds **200 sqm** **1.2 ha**

Located near Boulogne-sur-Gesse, the left wing of this lovely and atypical joint ownership Gascon property (nice living areas, 3 bedrooms)...

At a Glance

Reference	MFH-ADF1626710	Near to	Boulogne-sur-Gesse	Price	€263,000
Bed	3	Pool	No	Hab.Space	200 sqm
Land	1.2 ha			Land Tax	N/A

Property Description

Located near Boulogne-sur-Gesse, the left wing of this lovely and atypical joint ownership Gascon property (nice living areas, 3 bedrooms) is on 1.2 hectares of land that is covered with flowers and trees.

Situated on the limits of a village, this lovely residence is in joint ownership: half of this manor house with big living spaces and 3 bedrooms that are entirely separate enjoys the pool and the wonderful tree-filled and flowering garden.

This atypical property offers: you will be the owner of half of this manor house, more precisely the left part which is separate from the right side which occupied by a nice family of 4 people.

You also have your own garage (30 m²), a covered terrace and storage space.

The grounds are tree-filled and planted with flowers, 1.2 hectares of land.

The part that is proposed is composed of:

The ground floor - a huge 33 m² kitchen, a 21 m² living room, an adorable, a very cosy living room of 24 m² and a 3 m² toilet. The sun room, common for the 2 properties, finishes off the ground floor.

On the first floor, there is a 28 m² playroom, a 12 m² bedroom, another 22 m² bedroom, a 4 m² bathroom and a 3.5 m² toilet. You'll also enjoy a big bedroom with a toilet and wash basin that could easily be converted into a studio on the 2nd floor.

As for the common areas, they include the small sun room on the ground floor and the landing on the 1st floor, as well as the stairs to the 2nd floor.

For the garden, you'll enjoy the pool (12 x 6m), the pool house, a pond, a well and a view of the Pyrenees.

Dreaming of a peaceful life in the countryside and not afraid of a remote and isolated spot, this is your project.

All the windows are double-glazed. Heating via wood and electric.

Electric hot-water heater.

Drainage connected to a septic tank.

The co-ownership fees are 42%, each lodging has its own electricity and water meters.

Located 2 minutes from Boulogne-sur-Gesse: 15 min from Castelnau-Magnoc; 35 min from Saint-Gaudens; 1 hr 25 min from Toulouse.

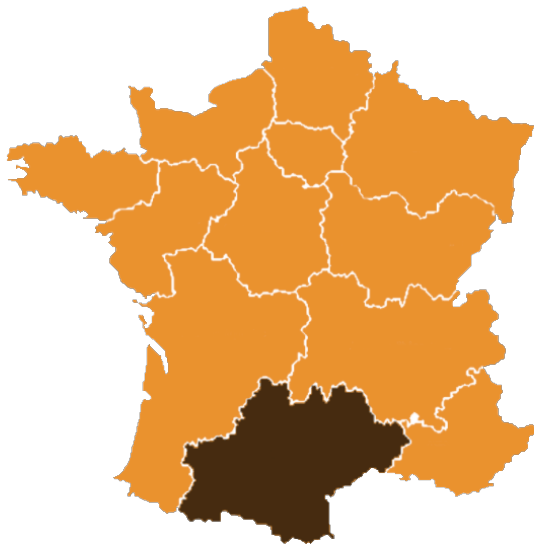
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€263,000

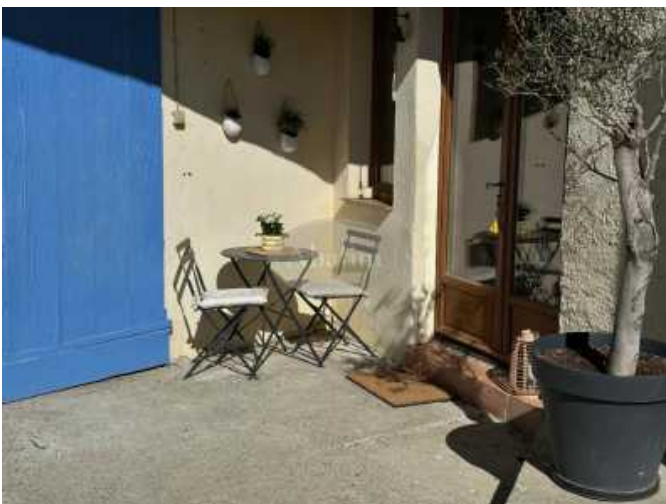
Key Information

Internal Area:	200 sqm
Land Area:	1.2 ha

Location: Occitanie



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