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Farmhouse for sale in Haute-Garonne

Villeneuve-Lécussan , Haute-Garonne , Occitanie



€172,800

inc. of agency fees

2 Beds 121 sqm 0.24 ha

Located 13 minutes from Lannemezan, this 121 m² farmhouse sits on 2400 m² of land, with several outbuildings and huge potential. From...

At a Glance

Reference MFH-ADF1626785

Bed 2

Land 0.24 ha

Near to Villeneuve-Lécussan

Pool No

Price €172,800

Hab.Space 121 sqm

Land Tax N/A

Property Description

Located 13 minutes from Lannemezan, this 121 m² farmhouse sits on 2400 m² of land, with several outbuildings and huge potential.

From the front gate you enter the courtyard with direct a well with water, the land, outbuildings and farmhouse.

The front door opens onto a spacious hall (12 m²). To the left is a big 25 m² bedroom. To the right is a 27 m² living room and a second bedroom (23 m²).

Returning to the entrance hall, the second part of the house is composed of an 11 m² kitchen that leads to the west side where there is a bathroom and toilet.

The door just after the toilet opens onto a part of an outbuilding with a floor surface of 75 m² that can be entirely converted in order to expand the house. Moreover, it is possible to install a big patio for direct access to the courtyard.

Returning to the kitchen, on the east side there is a 10 m² laundry room and a 26 m² garage that could be converted into an additional room, a pantry for example.

The wooden staircase in the garage leads to the first floor of 165 m². This open space has lovely framework that is in good condition. The entire space is suitable for conversion according to your imagination.

Several outbuildings (61 m², 159 m² & 176 m²) are on the land and could be converted according to your needs, for example garages, workshops, apartments...

The land faces south and is partly covered in concrete, but you have space for a vegetable garden or for animals.

There is also a well on the land that is in good condition.

The tiled roof is in good condition.

Joinery is single-glazed.

Drainage is individual.

A heating system needs to be installed.

Located 13 minutes from Lannemezan and from Montréjeau, as well as the motorway; 55 min from Spain; 1 hr 20 min from Toulouse.

Summary

Property type:	Farmhouse
Bedrooms:	2
Price	€172,800

Key Information

Internal Area:	121 sqm
Land Area:	0.24 ha

Location: Occitanie



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S. and L. BROWN



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