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Renovated farmhouse in the heart of a 2-hectare park

Haute-Garonne , Occitanie



€1,095,000

inc. of agency fees

5 Beds 4 Baths 365 sqm 2.2 ha

Located in Baziège, south of Toulouse, this former farmhouse dating from 1850, measuring approximately 365sqm, has undergone an elegant renovation. Nestled...

At a Glance

Reference	MFH-EATEA2-10481	Near to	Toulouse	Price	€1,095,000
Bed	5	Bath	4	Hab.Space	365 sqm
Land	2.2 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Baziège, south of Toulouse, this former farmhouse dating from 1850, measuring approximately 365sqm, has undergone an elegant renovation. Nestled within a park of over 2 hectares, the property's access is impressive. A long driveway gradually reveals the building's charm; a small body of water on the left begins the visit with panache. The interior reveals generous volumes and a strong personality. The ground floor, dedicated to living, offers a space of nearly 100sqm. The bright living room is naturally extended by the kitchen. Opposite, a second kitchen completes this first level. A monumental fireplace and pellet stove bring both warmth and conviviality. From the mezzanine, the plunging view of the living room further enhances the volumes and high ceilings. Large openings lead to the exterior between sunny terraces and the garden. The upper floor, dedicated to relaxation, begins with an office space. The master suite opens next; the bathroom is completed with a shower. Here too, the renovation skillfully blends character with contemporary comfort. A large hallway unfolds 4 bedrooms, 2 of which have private bathrooms, and a final independent bathroom. A recently renovated secondary living room overlooks the centerpiece of the property: the orangery. A true favorite, this orangery is used as a workspace but offers multiple possibilities: the exercise of a liberal profession, artist's studio, ... depending on the projects. In the extension, a wine cellar completes this extraordinary property. The exteriors are not outdone. The facade surprises with its large openings. Numerous terraces surround an impressive 16-meter swimming pool and 3.50m deep. All overlooking an exceptional panorama. The carefully landscaped park ensures perfect tranquility, in a preserved and green setting. This property aptly combines the character of the old and contemporary volumes in a sought-after area of Lauragais. Garage and storage outbuilding Boiler, wood stove and air conditioning Toulouse center 25 minutes Toulouse - Blagnac airport 30 minutes. ENERGY class: D / CLIMATE class: D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR6,780 and EUR9,270 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 - 06 47 28 38 50

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€1,095,000

Key Information

Year Built:	1850
Internal Area:	365 sqm
Land Area:	2.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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