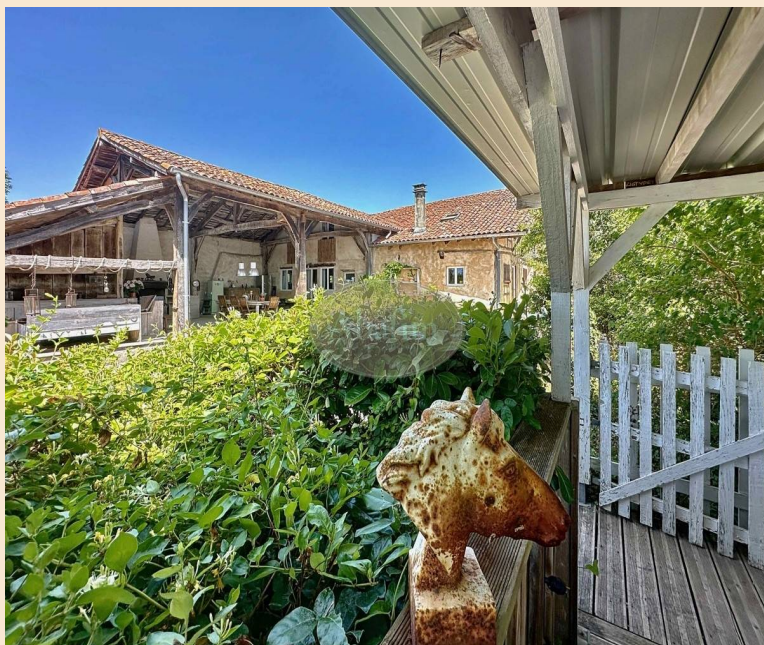


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Countryside House for sale in Haute-Garonne

Boulogne-sur-Gesse , Haute-Garonne , Occitanie



€548,000

inc. of agency fees

5 Beds 260 sqm 3.6 ha

Located in a quiet location between Boulogne-sur-Gesse and Saint-Gaude is this charming home property with a 260m² five-bedroom home...

At a Glance

Reference MFH-ADF1626820

Bed 5

Land 3.6 ha

Near to Boulogne-sur-Gesse

Pool Yes

Price €548,000

Hab.Space 260 sqm

Land Tax N/A

Property Description

Located in a quiet location between Boulogne-sur-Gesse and Saint-Gaude is this charming home property with a 260m² five-bedroom home with pool and over 3 hectares of land. It also has a gîte and is ideal for those with a tourism and/or equestrian project.

If you're seeking quietude and zen with only the view of the Pyrenees for company then this property is for you. Charm and authenticity are the two key words used to describe this renovated farmhouse.

You are first of all welcomed by the magnificent 100m² covered terrace where various spaces have been created. As well as the barbecue and grand dining table, there is also a sitting area where you can relax and enjoy the view of the Pyrenees whilst seated in two comfortable armchairs around a fireplace! An ideal space for recharging in all seasons.

The front door to the house opens directly into the grand 50m² sitting room where you can access the 25m² kitchen where natural light pervades, and a 16m² study.

Still on the ground floor are two bedrooms, 15m² and 18m² (one of which with sink and shower), a 7m² bathroom and a 7m² laundry.

Upstairs, three lovely bedrooms await, one of which is 70m² with a private bathroom. A loft completes the upper floor.

Back outside and a second covered terrace has a view of the Pyrenees and provides enough shade to fully enjoy the 5x10m pool and jacuzzi.

But this is not all...an adorable 34m² gîte with private terrace is comprised of a cosy sitting room, a small bedroom and a washroom allowing you to welcome family, friends and paying guests.

A part of the three hectares of land is attached to the house. The other part (it is just necessary to cross a small track) is ideal for your animals. Two horse boxes are already installed.

Heating is provided by a wood burner and electric-powered radiators. Windows are wooden framed and double glazed. There is an electric-powered hot water storage tank. The property has an individual sewage system.

You will be 10 mins from Boulogne-sur-Gesse, 25 mins from Saint-Gaudens and 1h30 from Toulouse.

Summary

Property type:	Countryside house
Bedrooms:	5
Price	€548,000

Key Information

Internal Area:	260 sqm
Land Area:	3.6 ha
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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