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Old farmhouse with views of the Pyrenees, nestled in the heart of the...

Haute-Garonne , Occitanie



€720,000

inc. of agency fees

7 Beds 1 Baths 330 sqm 0.3 ha

Nestled in lush greenery in the heart of the Montaut countryside, this 330 sqm former farmhouse offers stunning direct views of the Pyrenees. Just 5 minutes...

At a Glance

Reference	MFH-EATEA2-10701	Near to	Toulouse	Price	€720,000
Bed	7	Bath	1	Hab.Space	330 sqm
Land	0.3 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled in lush greenery in the heart of the Montaut countryside, this 330 sqm former farmhouse offers stunning direct views of the Pyrenees. Just 5 minutes from the motorway and amenities, and less than 30 minutes from Toulouse, it boasts an ideal location combining tranquility and accessibility. The property extends over a vast wooded plot with a swimming pool, small vineyards, a workshop, and an open extension converted into a covered terrace. Comprising 11 rooms including 7 bedrooms (with the possibility of creating an 8th), it has long been used as a gîte and guest house. The attic offers significant renovation potential, while the varied materials used in the renovations add an unusual and charming touch. Several rooms can still be redesigned to adapt to new living or hospitality projects. A rare opportunity, combining character, volume, and potential in an exceptional natural setting. ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR3,520 and EUR4,830. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent Gabrielle CRESSOT -EI - RSAC number 909 375 909 - 07 81 55 74 98

Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€720,000

Key Information

Internal Area:	330 sqm
Land Area:	0.3 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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