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1900s House With Swimming Pool, Shed And Wooded Grounds

Haute-Garonne , Occitanie



€670,000

inc. of agency fees

5 Beds 2 Baths 200 sqm 0.71 ha

Built in the 1900s in Boulloc, this character house spans almost 200m² in the heart of 7,100 m² of wooded parkland. A blend of authenticity, easy living...

At a Glance

Reference	MFH-EAT12191	Near to	Toulouse	Price	€670,000
Bed	5	Bath	2	Hab.Space	200 sqm
Land	0.71 ha	Pool	Yes	Land Tax	N/A

Property Description

Built in the 1900s in Bouloc, this character house spans almost 200m² in the heart of 7,100 m² of wooded parkland.

A blend of authenticity, easy living and potential, it will appeal to lovers of unique properties looking for a peaceful setting just a few minutes north of Toulouse.

A beautiful driveway leads to the entrance of the house.

The heart of the house opens onto a bright, open-plan living room, complemented by a separate kitchen. Large windows invite you to enjoy the terraces surrounding the house, the saltwater swimming pool and the garden.

The first sleeping area is on the first floor, with 3 bedrooms, one of which is a master, and another used as an office.

The first floor is dedicated to relaxation, with 3 further bedrooms, including one used as a painting studio.

At the far end of the property, a wisteria-lined terrace is ideal for entertaining friends and family on a variety of occasions. An independent 200 m² hangar completes the property, offering multiple possibilities: parking, storage, collections, professional projects, ... depending on the project.

Linked to this hangar is a 1500m² plot of land with planning permission, leaving the imagination free.

This rare property combines old-world charm, comfortable living and development potential, all in a verdant, soothing environment.

2016 heated saltwater swimming pool - Pool house / Summer kitchen 18m²

Well with watering

Fiber

Proximity to schools, shops et transportation

ENERGY CLASS: C / CLIMATE CLASS: A.

Estimated average annual energy costs for standard use, based on 2023 energy prices:
between euros1,590 and euros2,200

Information on the risks to which this property is exposed is available on the Géorisques
website

Sales agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 24 80 45

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€670,000

Key Information

Year Built:	1900
Internal Area:	200 sqm
Land Area:	0.71 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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