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Lovely stone house with separate house, pool and gardens - VIDEO

Parisot , Tarn-et-Garonne , Occitanie



€399,000

inc. of agency fees

5 Beds 4 Baths 190 sqm 4884 sqm

With no immediate neighbours and views over the surrounding countryside, this renovated stone house comes a separate gite and gardens of just over an acre with a pool. Rental potential.

At a Glance

Reference MFH-RHGS600
Bed 5
Land 4884 sqm

Near to Toulouse
Bath 4
Pool Yes

Price €399,000
Hab.Space 190 sqm
Land Tax N/A

Property Description

Located within walking distance of the village with no immediate neighbours and views over the surrounding countryside, this renovated 4 bedroom stone built house (155 sqm) has a swimming pool, a separate gite (37 sqm) and gardens of just over an acre (4,884 sqm).

THE MAIN HOUSE

The first floor

- External stone steps with storage under lead up to
- Kitchen-Dining area An L shaped room with stairs leading up to master bedroom and washing machine under stairs
- The dining area (5,0m x 3,8m) (19,4 sq.m) with fireplace and woodburner, tommette tikes, views over pool and garden, washing machine point, stone evier and round to
- Kitchen area (5,0m x 3,5m) (17,5 sq.m) With dual aspect windows, built-in range of base and wall units, double butler sinks, Smeg gas fired range cooker, Beko dishwasher, carousel unit, wooden worktops with electric heater and beamed ceiling. Steps down to
- Salon (6,0m x 5,3m) (32,6 sq.m) With gap between kitchen and salon with scope to install a woodburner, dual aspect windows, two electric radiators, parquet floor and French double doors out onto the large balcony with lovely views. Stairs down to

The ground floor

- With double French doors either side of the main lobby area (5,0m x 1,8m) (9,2 sq.m) with doors off to cloakroom with WC and wash basin, further cupboard with hot water cylinder, door to shower room with with wash basin and railhead shower in tiled cubicle.
- Bedroom 2. (4,9m x 2,9m) (14,4 sq.m) With tiled floor, electric heater, French doors to outside and door to bathroom (2,0m x 1,9m) (3,9 sq.m) with wash basin, bath with shower over, WC, extractor fan and electric heater.
- The passageway leads down to the other bedrooms
- Bedroom 3 (3,2m x 3,0m) (10 sq.m) With French doors to outside, wardrobe, exposed stone wall.
- Bedroom 4 (4,3mx 2,9m) (12,9 sq.m) With window looking out down the valley under the balcony, beams, cupboard and exposed stone walls.

The Attic Level

- Master bedroom (7,0m x 4,2m) (30 sq.m including the shower room). A really lovely room with timber cruck ceiling, dressing area and door to shower room with shower cubicle, WC and wash basin with velux roof light.

THE SECOND HOUSE

The ground floor

- A separate building at the end of the garden with a chalet feel from the outside comprising

- Kitchen/living/dining area (6,6m x 3,5m) (23,8 sq.m). Timber base units with tiled worktops, white glazed sink with mixer tap, gas hob and cupboard with hot water cylinder. Tiled floor and beams.
- Bedroom 1 (3,1m x 2,9m) (9,3 sq.m) With tiled floor
- Shower Room (2,4m x 1,7m) (4,4 sq.m) With shower cubicle, wash basin and WC.
- *Stairs* up to Bedroom 2 (3,6m x 2,6m). Not counted in habitable space as this has lower ceilings, there is space to have two twin beds.

OUTSIDE

- There is a parking area to the side of the quiet commune road that continues to a few other houses with gates into the gardens which extend to 4,884 sq.m in total. On one side of the house, there is a stone paved terrace with gravelled path leading down to the pool with lawns on either side.
- Swimming Pool. (10m x 5m) A chlorine pool with a liner, roman steps and the end and surrounded by a timber security fence.
- The pool house is under the pool with filtration system and electric heater.
- The other side of the house has a raised bed for vegetables under the balcony and a further area of lawn with a gravelled path leading up to the maison d'ami.

ADDITIONAL INFORMATION

- This is a delightful property with an established rental for the last few years over a 22 week period on average which could be continued.
- Good business potential
- Walking distance to the village with bars and restaurants, bakery and small shop.
- Tax fonciere (land tax) 1615 euros per annum
- VIDEO available on request

The main house has been successfully let for a number of years, contact us for full details and to receive the video tour.

Environment & Surroundings

Near to Shops? ✓

And Before You Ask

Exposure:	South-east
Condition:	Ready to move in
Heating System:	East
Condition of Roof:	Recent
Drainage:	Recent septic tank
Property Tax:	€1615.00

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€399,000

Key Information

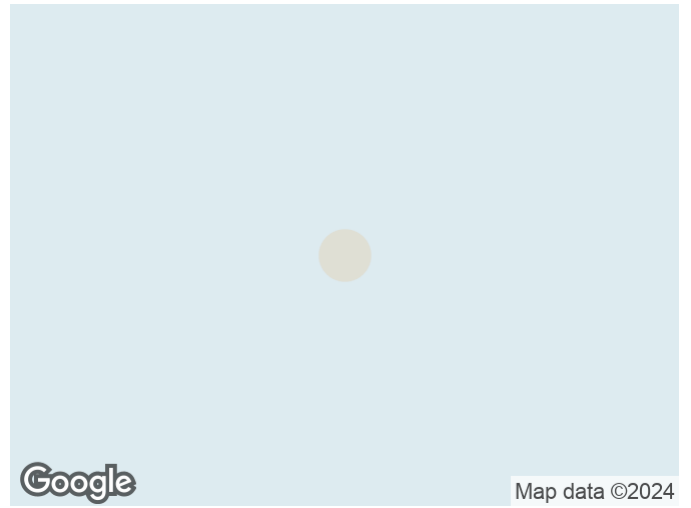
Year Built:	1860
Internal Area:	190 sqm
Land Area:	4884 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2

Property Features:

- great views
- no immediate neighbours
- recent septic tank
- video on request
- walk to the shops
- rental potential

Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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