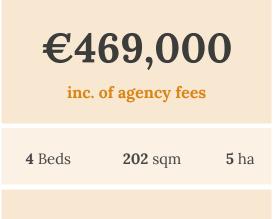


# Superb property with outbuildings on more than 5ha of land

#### Montesquieu-Volvestre, Haute-Garonne, Occitanie





Superb property comprising a stone house 202m2, adjoining a very large garage/workshop 75m2, non-adjoining outbuildings on more...

## At a Glance

Reference	MFH-MPHG02343	Near to	Montesquieu-	Price	€469,000
Bed	4		Volvestre	Hab.Spac	e 202 sqm
Land	5 ha	Pool	No	Land Tax	N/A

#### **Property Description**

Superb property comprising a stone house 202m2, adjoining a very large garage/workshop 75m2, non-adjoining outbuildings on more than 5ha (mown by a neighbour without contract, land therefore free). Views of the countryside and Pyrenean foothills. Well and swimming pool.

House: large entrance hall 5m2, bedroom 22.25m2 with shower room, kitchen 20.80m2 with fireplace, living room 42.34m2 with wood burner and access to the laundry/boiler room 15.81m2 and then the garage/workshop.

1st floor: from the 4m2 landing, access to 2 bedrooms, one of 22.28m2 with large dressing room and the 2nd of 22.49m2. WC 2m2.

1st floor: from the lounge, access to the master suite with large bedroom 43.45m2 with shower room 11.43m2 (shower + large washbasin + WC).

Attic for storage, underfloor insulation.

The outbuildings are an old farmhouse (two rooms, 24.12m2 and 15.07m2) and a hangar

(44.91m2) and two small tin sheds for animals in the grounds.

The swimming pool faces south

The house has been renovated over the last 15 years, with a new roof, oil-fired central heating, new drainage, double glazing and a completely new interior...

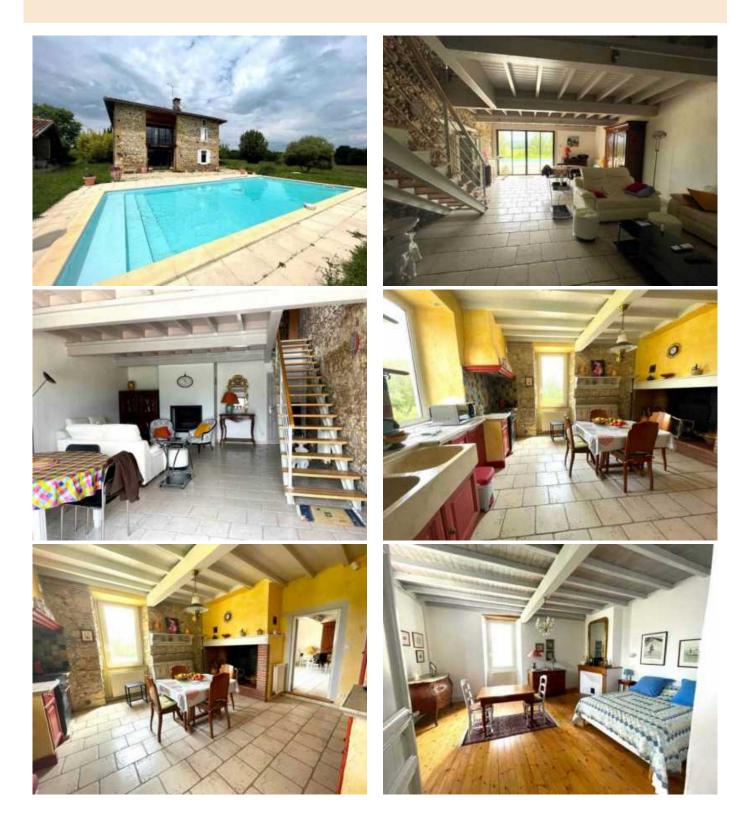
Situated 5 minutes from a village with small amenities and weekly market, Montesquieu Volvestre is 12 kilometres away, Toulouse about 1 hour.

Summary		Key Information	
Property type:	Countryside house	Internal Area:	202 sqm
Bedrooms:	4	Land Area:	5 ha
Price	€469,000		

## **Location: Occitanie**



## Gallery







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#### S. and L. BROWN



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