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Beautiful 18th century manor house of 218m2 set in 12ha of land with...

Cazères , **Haute-Garonne** , **Occitanie**



€699,900

inc. of agency fees

6 Beds 1 Baths 218 sqm 1.2 ha

Beautiful 18th century manor house of 218m2 set in 1.2ha of land with swimming pool and outbuildings: cottage, professional premises...

At a Glance

Reference MFH-MPHG02350

Near to Cazères

Price €699,900

Bed 6

Bath 1

Hab.Space 218 sqm

Land 1.2 ha

Pool No

Land Tax N/A

Property Description

Beautiful 18th century manor house of 218m² set in 1.2ha of land with swimming pool and outbuildings: cottage, professional premises and large garage less than 5 minutes from the A64.

Ground floor: sitting room 30.5m², living room 15m², dining room 29.5m², fitted and equipped kitchen 15m², study 14.7m², bedroom 15.4m², bathroom 16m², boiler room 11m² and WC.

Tower: 2 bedrooms of 26 and 30m².

This building is in very good condition and has oil-fired central heating, single-glazed joinery and a sewage treatment plant. With its spacious rooms, high ceilings and numerous character features, this house is full of charm.

Maisonette: living room 33m², fitted and equipped kitchen 10m², bedrooms 15.7m², shower room with WC. 1st floor: bedroom 26.5m², shower room with WC and attic. Aerothermal heating and reversible air conditioning, double glazing...

Professional premises of approx. 104 m² with two office areas, a bedroom with shower room, reversible air conditioning and radiator heating, double glazing... and its garage, ideal for a liberal profession or for conversion into living accommodation.

Finally, there is a large garage with a floor surface area of approx. 44 m², ideal for a workshop or any other project.

The wooded grounds surround the property and include a 13x6 swimming pool. It is fully equipped with water and electricity and a working well supplies the property with water. Great potential for a house with gîte and B&B in a very beautiful, quiet location less than 15 minutes from Cazères and less than 5 minutes from the A64 motorway, Toulouse (airport) about 35min in the beautiful Occitanie region.

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	1
Price	€699,900

Key Information

Internal Area:	218 sqm
Land Area:	1.2 ha

Location: Occitanie



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S. and L. BROWN



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