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## Magnificent 350 m<sup>2</sup> property with swimming pool, outbuildings on 369 ha...

Auterive , Haute-Garonne , Occitanie



# €840,000

inc. of agency fees

5 Beds 1 Baths 350 sqm 3.69 ha

Magnificent 350 m<sup>2</sup> property with covered swimming pool, outbuildings on 3.69ha of land, 7,000m<sup>2</sup> of which is enclosed, and superb...

### At a Glance

**Reference** MFH-MPHG02364

**Near to** Auterive

**Price** €840,000

**Bed** 5

**Bath** 1

**Hab.Space** 350 sqm

**Land** 3.69 ha

**Pool** No

**Land Tax** N/A

### Property Description

Magnificent 350 m<sup>2</sup> property with covered swimming pool, outbuildings on 3.69ha of land, 7,000m<sup>2</sup> of which is enclosed, and superb views of the Pyrenees.

South-facing.

Ground floor: Entrance 13.8m<sup>2</sup>, kitchen 22.4m<sup>2</sup>, small sitting room 20.7m<sup>2</sup> giving access to the first floor and also to the large sitting room 51.8m<sup>2</sup>, study/bedroom 18m<sup>2</sup>, bathroom 14.75m<sup>2</sup> and WC. There is also a laundry room and a cellar. Large 60m<sup>2</sup> front terrace with pergola.

1st floor: Landing with large cupboard, master suite 22.45m<sup>2</sup> with shower room and cupboard, 3 bedrooms 15.9m<sup>2</sup>, 15.25m<sup>2</sup> and 13m<sup>2</sup>. Shower room. Large crawl space 84m<sup>2</sup> (completely refurbished with double glazing, lined walls, laid floors...

This farmhouse has recently been renovated (2018) to make a comfortable family home of a high standard. Everything has been redone, from the roof to the floors (including the roof frame with insulation), new electrics and plumbing, double glazing with aluminium joinery and electric roller shutters for some of the windows, independent drainage, lined and insulated walls, heat pump heating (air air), thermodynamic hot water tank for the bathrooms, etc.

Outside, there is a large tarmac parking area (automatic gate) giving access to a 36m<sup>2</sup> workshop, a 36m<sup>2</sup> garage, a 28m<sup>2</sup> lean-to and the swimming pool.

The land around the house, in addition to the parking area, comprises a large vegetable garden/ orchard with numerous fruit trees (peach, pear, fig, pomegranate, hazelnut, etc.).

There is also a well. Rainwater collector (15,000 litres).

The rest of the land, around 3 hectares, is used by a neighbouring farmer and will be released for sale.

The swimming pool has been installed in an old barn, with a traditional roof frame. Heated pool (heat pump), salt system.

Located less than 10 minutes from Auterive or Lézat sur Lézé. Toulouse is just under an hour away.

### Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€840,000

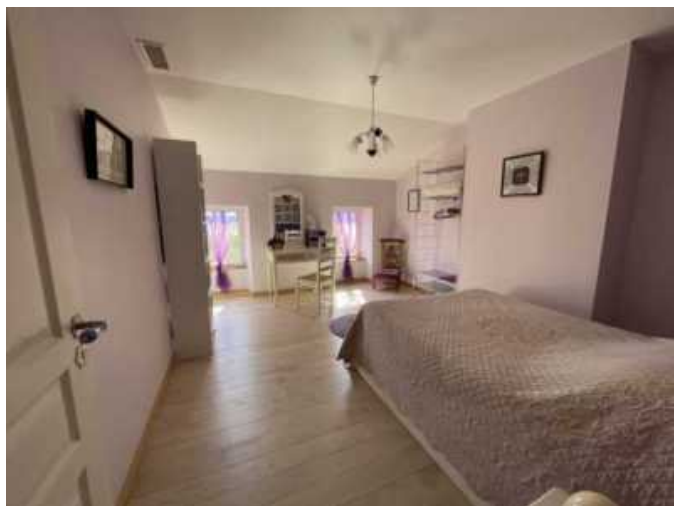
### Key Information

Internal Area:	350 sqm
Land Area:	3.69 ha

### Location: Occitanie



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**S. and L. BROWN**



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