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## Charming house 6 bedrooms on nice land, intimate setting

**Carbonne** , **Haute-Garonne** , **Occitanie**



**€790,000**

**inc. of agency fees**

**6 Beds   3 Baths   450 sqm   1.6 ha**

Renovated character house  
450m<sup>2</sup> with beautiful garden  
with swimming pool and jacuzzi  
and wooded areas on a total plot  
of 1.6ha....

### At a Glance

**Reference** MFH-MPHG02380

**Bed** 6

**Land** 1.6 ha

**Near to** Carbonne

**Bath** 3

**Pool** No

**Price** €790,000

**Hab.Space** 450 sqm

**Land Tax** N/A

### Property Description

Renovated character house 450m<sup>2</sup> with beautiful garden with swimming pool and jacuzzi and wooded areas on a total plot of 1.6ha. No neighbours overlooking the property.

Ground floor: Veranda 41m<sup>2</sup>, 1st living room 55m<sup>2</sup>: living room with fireplace and equipped kitchen area, 2nd living room 51m<sup>2</sup>: living room with fireplace and kitchen. Access to a 26m<sup>2</sup> en-suite bedroom with bathroom (open plan) and wood burner. Access to a lounge 43m<sup>2</sup> with wood burner in large fireplace and small balcony overlooking the river.

1st floor: Landing with small sitting area 6m<sup>2</sup> with mezzanine 13m<sup>2</sup>, bedroom 27m<sup>2</sup> with bathroom 6.5m<sup>2</sup> and WC, bedroom 25.9m<sup>2</sup> with shower room 7m<sup>2</sup> and WC, bedroom 19m<sup>2</sup> with mezzanine 17m<sup>2</sup> shower room 4m<sup>2</sup> with WC, linen room 15.9m<sup>2</sup> and bedroom 20.3m<sup>2</sup> with shower room 13.6m<sup>2</sup>. Bedroom 33.8m<sup>2</sup> with bathroom.

Rockery 12m<sup>2</sup> on the veranda, allowing access to the bedrooms from this side also.

Basement 70m<sup>2</sup> with vaulted cellar 25m<sup>2</sup>

The exteriors: By the river, in a peaceful and intimate setting, there is a large wooden terrace, a superb salt water swimming pool with robot and heated by heat pump, a 5-seater balneotherapy spa. On the other hand, 2 adjoining outbuildings: a 45m<sup>2</sup> garage and a 35m<sup>2</sup> boiler room (pellet storage, boiler, etc.). The house is in excellent condition, the whole has been tastefully restored: brick walls, exposed beams, beautiful fireplaces... central heating by wood pellet boiler, wood stoves, recent kitchens and bathrooms, double glazed PVC and aluminium windows, independent septic tank with maintenance contract.

Great potential for 2 houses and/or gîte/B&B in a very nice and quiet location 15 minutes from CARBONNE, 2 minutes from a village with all amenities (supermarkets, restaurants, school, college, pharmacy, etc.), school bus, Toulouse (airport) 40 min away.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€790,000

## Key Information

Internal Area:	450 sqm
Land Area:	1.6 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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