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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 450m² 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 41m², 1st...

At a Glance

Reference MFH-MPHG02380 **Near to** Carbonne **Price** €790,000

Bed 6 **Bath** 3 **Hab.Space** 450 sqm

Land 1.6 ha Pool No Land Tax N/A

Property Description

Renovated character house 450m² 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 41m2, 1st living room 55m2: living room with fireplace and equipped kitchen area, 2nd living room 51m2: living room with fireplace and kitchen. Access to a 26m2 en-suite bedroom with

bathroom (open plan) and wood burner. Access to a lounge 43m2 with wood burner in large fireplace and small balcony overlooking the river.

1st floor: Landing with small sitting area 6m2 with mezzanine 13m2, bedroom 27m2 with bathroom 6.5m2 and WC, bedroom 25.9m2 with shower room 7m2 and WC, bedroom 19m2 with mezzanine 17m2 shower room 4m2 with WC, linen room 15.9m2 and bedroom 20.3m2 with shower room 13.6m2. Bedroom 33.8m2 with bathroom.

Rockery 12m2 on the veranda, allowing access to the bedrooms from this side also.

Basement 70m2 with vaulted cellar 25m2

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^2 garage and a 35m^2 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













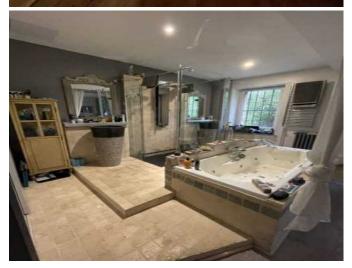






















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