



## House with character

FONTENILLES (31)

**655 000 €\***

\* Agency fees to be paid by the seller



240 m<sup>2</sup>



9 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

In a very calm and peaceful environment in Fontenilles, a small town 28 KM from Toulouse center, 30 minutes from Blagnac airport. This large family house on 2 levels with a total area of 240 m<sup>2</sup> with a large terrace of 125 m<sup>2</sup> and double garage, all on a divisible plot of 3100m<sup>2</sup>. On the ground floor: An entrance hall of 12.50 m<sup>2</sup>, possibility of opening with living room - Cathedral living room / Dining room of 38 m<sup>2</sup>, giving access to the covered terrace facing SOUTH - Large separate kitchen of 16.50m<sup>2</sup> giving access to the rear terrace and BBQ - Night side: Hallway - 2 Bedrooms with cupboards of 14.50 m<sup>2</sup> each, the 2 giving access to the terrace on the south side - 1 Child's bedroom or office of 9 m<sup>2</sup> - Shower room 5 m<sup>2</sup> - WC separate. Large terrace of 125 m<sup>2</sup>, facing south, part of which is covered. On the 1st floor: Hallway - Office - Large through bedroom with access to the private solarium balcony on the south side VIEW ON THE PYRENEES - 2 large rooms (30.70 m<sup>2</sup> and 28.50 m<sup>2</sup>) in a row that can be used as a games room, TV, Library + 2 bedrooms ( according to your imagination). Outside is 1 large south-facing terrace - large double garage - garden shed and BBQ - parking spaces - large park with outbuilding to be finished - lawn and many fruit trees. To visit Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 806610

Property type ..... House with character

Year of construction ..... 1976

Vue dégagée, Panoramique, sur Forêt, sur Jardin,  
sur Montagne

### SURFACES

Living space ..... 240 m²

Living room surface ..... 38 m²

Land surface ..... 3110 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 6

Toilets count ..... 2

Washrooms ..... 2

### DPE/GES

DPE ..... 144

GES ..... 31

### APPENDIX

Parking ..... garage

Garage ..... 2

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... américaine



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