



Jordan SAUNIER  
CAPIFRANCE

Longère

REVEL (31)

**395 000 €\***

\* Agency fees to be paid by the seller



180 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located near Revel, this magnificent Longère all in exposed stone of 180m<sup>2</sup> habitable will seduce you with its rural environment, in the heart of the Lauragais countryside, just 5mins from Revel, 25mins from Castres and 45mins from the entrance to Toulouse. With a quality renovation, it is designed to last. Entirely in stone, warm and spacious, this building will charm you. Arranged with a large kitchen on the ground floor with its back kitchen, which can also be a laundry room. A small office, a living room and dining room that can separate or communicate with each other for a total of more than 40m<sup>2</sup>. Exits on the front and on the terrace at the back. Two adjoining garages, of 37m<sup>2</sup> and its mezzanine and the other of 43m<sup>2</sup>. The floor serves 4 bedrooms from 15m<sup>2</sup> to 20m<sup>2</sup>, bright and spacious. A bathroom and a shower room. access to the convertible attic of more than 40m<sup>2</sup> Carrez law for one and 33m<sup>2</sup> Carrez law for the other. The floors of the levels are in slabs. The exterior of over 3800m<sup>2</sup> is beautifully maintained. Completely fenced and well planted, you will find two wells, a 20m<sup>2</sup> outbuilding, with a chicken coop, a large vegetable garden and fruit trees. Oil-fired central heating (double tank), "De Dietrich" boiler recently changed, PVC double glazing and recent wood, roof in excellent condition. This Longère has always been very well maintained and the quality of the materials has not been skimped. Easy to live with, it is ideal for a family with ascendants or descendants, liberal profession, craftsmen, creation of guest rooms, gîtes. The exposed stone, the charm of the old and the general quality of the building make it a rare asset today! To see without further delay, guaranteed favorite. 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!



**Jordan SAUNIER**

**ROUMENS (31540)**

Agent

RSAC : 911 158 905 00016

Courts service city :  
**TOULOUSE**

**(+33)6 20 42 36 35**

## LE BIEN EN IMAGES





## DETAILS

### COMPOSITION

Number of rooms .....	6
Number of bedrooms .....	4
Number of bathrooms .....	1
Toilets count .....	2
Washrooms .....	1
Terrace .....	1

### GENERAL

Reference .....	818637
Property type .....	Longere
Year of construction .....	1945
Exposure .....	South
View .....	Vue dégagée

### SURFACES

Living space .....	180 m <sup>2</sup>
Living room surface .....	41 m <sup>2</sup>
Land surface .....	3850 m <sup>2</sup>

### DPE/GES

DPE .....	160
GES .....	49

### APPENDIX

Parking .....	garage
Garage .....	2
Videophone .....	Non

### SERVICES

Heater .....	fuel
Kitchen .....	aménagée



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle