



Farmhouse

CARAMAN (31)

650 000 €*

* Agency fees to be paid by the seller



300 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Located in absolute calm, surrounded by the Lauragaise countryside, woods and stream below, 10 mins from Caraman, 20 mins from Revel, and 30 mins from the entrance to Toulouse, this sublime farmhouse completely renovated develops more than 300m² habitable as well as numerous outbuildings. The combination of stone both outside and inside, the warmth of wood and industrial iron, make this property exceptional! Arranged on the ground floor by a huge crossing living room of around 80m² with its central fireplace and exposed stones, a large kitchen in the center of the building, a 2nd living room with fireplace of around 27m², large laundry room, WC and cellar to wine. The boiler room contains two boilers, one wood-fired and the other oil-fired, which allow the central heating system to be alternated. Upstairs, the landing leads to 4 large bedrooms ranging from 19m² to 21m² with high ceilings. A large games room of 39m² with wood stove, private terrace, and access to the large living room on the ground floor. Being able to transform this into an independent gîte. The exterior has many living spaces, with an unobstructed view of the Lauragais hillsides, an orchard, a chicken coop, 2 wells, a summer kitchen of over 40m² with barbecue, outbuildings of over 60m², horse boxes, cold rooms (to be completed). As well as a huge professional building of more than 300m² covered and closed by 4 large gates, which can accommodate heavy goods vehicles, motorhomes, agricultural equipment, craftsmen, professionals from all trades, etc. The whole of this property is located on a plot of approximately 1.3 hectares, sanitation to standards (Phytoepuration), fiber optics. This farmhouse has received a high quality renovation, done with taste while respecting its history and its soul. The crush will be on the spot. 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.

**** 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 823470

Property type Farmhouse

Year of construction 1950

Exposure TRAVERSANT

View Vue dégagée, sur Jardin

SURFACES

Living space 300 m²

Living room surface 80 m²

Land surface 13000 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Terrace 1

DPE/GES

DPE 246

GES 11

APPENDIX

Parking garage

Garage 4

Cellar 1

Videophone Non

SERVICES

Heater bois

Heater fuel

Kitchen aménagée



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