



House

GARREVAQUES (81)

440 000 €*

* Agency fees to be paid by the seller



300 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Architect's house, atypical and rare product: 5 minutes from Revel, and 40 minutes from Toulouse and its airport, in the heart of a small Lauragais village, in a quiet area. Very pretty house from 2009, mounted on a crawl space, developing a living area of approximately 300 m² plus 60 m² of convertible attic. In L, another separate house of 97 m², a double garage of 70 m², a superb covered terrace of 117 m² facing the swimming pool, a very large outbuilding of approximately 200 m², all on enclosed and tree-lined grounds of 5000m² with swimming pool (10x5) entirely tiled, a large paved beach of approximately 200 m² with solarium, shower. A covered barbecue area with summer kitchen and WC. The house includes on the ground floor; in front of the entrance a covered area with car passage, a spacious entrance hall with cupboards, a hallway which serves 4 bedrooms of 15 to 20 m², including a master suite with a bedroom of 25 m², a bathroom, WC, 17.50m², a dressing room of 10 m²; an independent bathroom; a 2nd toilet; a beautiful fully equipped kitchen of 28 m² open to the living room of 68 m² with cathedral ceiling and fireplace with insert, the rooms are lit by 4 large sliding bay windows. A laundry pantry. Upstairs, a glazed mezzanine overlooking the living room, which serves 2 large attics of 30 m² each (convertible). Adjoined and communicating: a double garage of 70 m² with 2 electric doors with sequential opening, a boiler room area (fuel boiler, a bathroom area and WC. all in perfect condition, Separate: another house of 97 m² with living room living room kitchen of 50m², 2 bedrooms, bathroom WC, dressing room, 2 blind rooms used for storage. Both houses open onto the terrace facing the swimming pool. Independent a large shed of around 200 m² which can be used as a garage, workshop, horse boxes, or others..... Ideal, large family, accommodation for ascendants or descendants, perfect for gites or guest rooms, suitable for professionals (artisans, liberal professions, offices, multiple garages, camper because, cars..... A must see, guaranteed favorite because unique product Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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 830610
Property type House
Year of construction 2009
Exposure South
View Vue dégagée, sur Jardin

SURFACES

Living space 300 m²
Living room surface 98 m²
Land surface 5013 m²

COMPOSITION

Number of rooms 8
Number of bedrooms 4
Number of bathrooms 2
Toilets count 3
Terrace 1

DPE/GES

DPE 83
GES 18

APPENDIX

Parking couvert
Parking space 8
Garage 4
Videophone Non

SERVICES

Air conditioning Yes
Heater climatisation réversible
Heater bois
Heater fuel
Kitchen équipée
Swimming-pool Yes
Intercom Yes



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