



Farmhouse

CARAMAN (31)

583 000 €\*

\* Agency fees to be paid by the seller



375 m<sup>2</sup>



22 pièce(s)



8 chambre(s)

## PROPERTY DESCRIPTION

In the heart of the Lauragaise countryside, in absolute calm 10 minutes from Revel, 30 minutes from Castres and 35 minutes from the entrance to Toulouse, come and discover this magnificent farmhouse made up of 3 dwellings of which 370m<sup>2</sup> are habitable, and 170m<sup>2</sup> to renovate. Numerous outbuildings all on fully enclosed land of over 9000m<sup>2</sup>. Arranged into three dwellings: The 1st of more than 183m<sup>2</sup> consists of an entrance opening onto a kitchen and a large living room of more than 54m<sup>2</sup>. Upstairs a hallway leading to three beautiful bedrooms from 12m<sup>2</sup> to 13.5m<sup>2</sup> and a bathroom, toilet. The 2nd of 190m<sup>2</sup> consists of an entrance opening on one side onto the living room and its wood stove and the separate dining room. On the other, the kitchen of more than 17m<sup>2</sup>, equipped, opening onto a large laundry room of more than 40m<sup>2</sup>, a pantry and access to a covered terrace overlooking the swimming pool. The first floor serves 5 bedrooms from 9m<sup>2</sup> to 13m<sup>2</sup>, a bathroom and a toilet. The 3rd to renovate has a surface area of 170m<sup>2</sup>. On the ground floor an entrance with toilet, on one side the kitchen of 14m<sup>2</sup>, on the other the dining room, a hallway and a large living room of 28m<sup>2</sup>. The first floor offers 3 bedrooms including a master suite of 28m<sup>2</sup>, and a bathroom. The whole is completed by large outbuildings, 2 garages, and convertible attics. A 15m x 5m swimming pool equipped with a protective dome allows extended use of swimming throughout the year. A well and a pond if you wish to accommodate animals or create a vegetable garden. This property is ideal for one or more professional projects, rental investments, restaurants, hotels, lodges, guest rooms, seminars, weddings, baptisms... The possibilities are immense. The building is arranged in such a way that each part can be a different and well-separated project while still providing a home for the owners. Roof in good condition, blown wool insulation in the attic. This property is rare and unique. In excellent general condition, you can give free rein to your projects!

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 ..... 849540  
Property type ..... Farmhouse  
Year of construction ..... 1900  
Exposure ..... South  
View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 375 m²  
Living room surface ..... 28 m²  
Land surface ..... 9000 m²

### COMPOSITION

Number of rooms ..... 22  
Number of bedrooms ..... 8  
Number of bathrooms ..... 1  
Toilets count ..... 3  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 208  
GES ..... 37

### APPENDIX

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

### SERVICES

Heater ..... fuel  
Kitchen ..... équipée  
Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

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