



Domain

SAVERDUN (09)

850 000 €*
* Agency fees to be paid by the seller



560 m²



18 pièce(s)



12 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE At the gates of Toulouse, magnificent 18th century residence, in a superb park of 2ha with heated swimming pool of 10x5m and poolhouse. A gigantic south-facing terrace overlooks the park and the Pyrenees.

The building, a "Maison de Maître" with generous volumes (560m²) has 3 floors.

The ground floor consists of an entrance hall, a large living room, a dining room, a spacious fitted kitchen and an office. Still, on the ground floor, an annex with an independent entrance and terrace includes an office with mezzanine, a master bedroom with bathroom, 2 bedrooms, a shower room, dressing room and a laundry room.

In the hallway of the main entrance, a period spiral staircase leads you to the 2 floors where you will discover 4 suites, 5 bedrooms, 2 shower rooms and 2 bathrooms.

There is also a cellar ideal for storing wine, a workshop and a stable with 8 boxes.

The 160m² attic, accessible by a "secret" staircase, can be converted.

The building is heated by town gas. (The boiler dates from 2015)

In the park, a 68m² dovecote has been renovated with respect for the original materials such as stones and exposed beams. On the ground floor, the terrace, a living room and its wood stove, an open kitchen and a laundry room.

A steel spiral staircase leads to a first bedroom and a bathroom. The second floor gives access to a second bedroom.

The heated swimming pool and its poolhouse are surrounded by a 130m² tiled terrace. The poolhouse is equipped with a shower and a toilet.

This property is suitable as a family home as well as for a bed and breakfast and gîte project. 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 854062

Property type Domain

Year of construction 1785

Exposure South

View Vue dégagée, sur Jardin, sur Montagne

SURFACES

Living space 560 m²

Living room surface 36 m²

Land surface 20211 m²

COMPOSITION

Number of rooms 18

Number of bedrooms 12

Number of bathrooms 3

Toilets count 8

Washrooms 4

Terrace 1

DPE/GES

DPE 105

GES 24

APPENDIX

Parking extérieur

Parking space 10

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée

Swimming-pool Yes



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