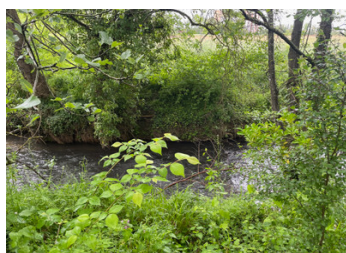


Old spinning mill on 1,1 HA of flat land with trees, on the edge of a stream, open views, near a hamlet

## EXCLUSIVE



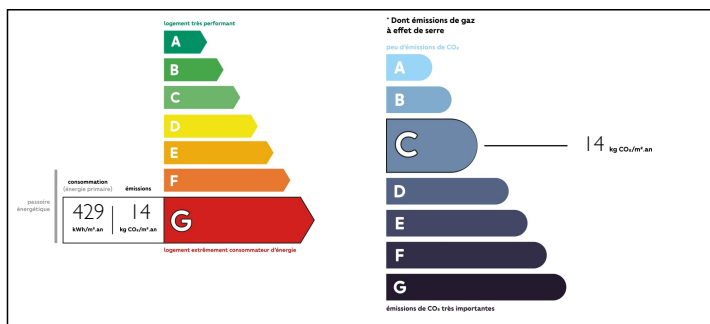
## INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	11617 m2

## IN BRIEF

OLD SPINNING MILL with typical renovated house of 135 sqm at the junction of 2 streams on a plot of land of 1,1 HA with trees Paradise for FISHING and SWIMMING Near a small town with all amenities 1H from TOULOUSE

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: **656 EUR**

## NOTES

## DESCRIPTION

The property on 1,16 HA of land is situated in quiet country settings, 3 mn from the hamlet and is composed of :

\* 1 traditional renovated house of approx. 135 sqm habitable space, with :

Ground floor :

- 1 hall way of 3.90 sqm
- 1 storage room of 3.90 sqm
- 1 fitted kitchen with wood burner of 19,80 sqm
- 1 lounge area of 24,70 sqm
- 1 bedroom with shower, sink and toilet of 13.86 sqm

1st floor (access by a nice wooden staircase) :

- 1 lounge area of 19.35 sqm
- 1 bedroom of 17.22 sqm
- 1 bedroom of 20.28 sqm
- 1 bathroom with bath, sink and toilet of 4.48 sqm
- heating by electric radiators
- septic tank

Building to be converted :

At the back of the house, access to the old spinning mill above the stream composed of a spacious area of approx. 190 sqm with features of the old mechanism.

Nice wide old windows, very light room with pretty views on the country side and the stream

On the above floor, there is another open space of approx. 190 sqm

Access to the attic with its solid wood structure (and insulation of the house)

Dependences :

- 1 workshop of 13 sqm
- 1 room for wood storage
- 1 horse barn of 61,60 sqm
- 1 storage room of 9.24 sqm
- 1 garage with inspection pit of 27 sqm
- 1 attic above the dependances
- 1 old hangar converted into a relaxation/meals/leisure area
- 1 chicken coop