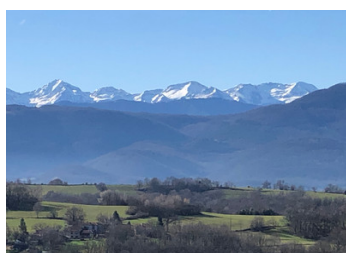


300m2, 5 bedroom, character house dating from 1856. Swimming pool, large terrace, pool house. 2 hectares.



## INFORMATION

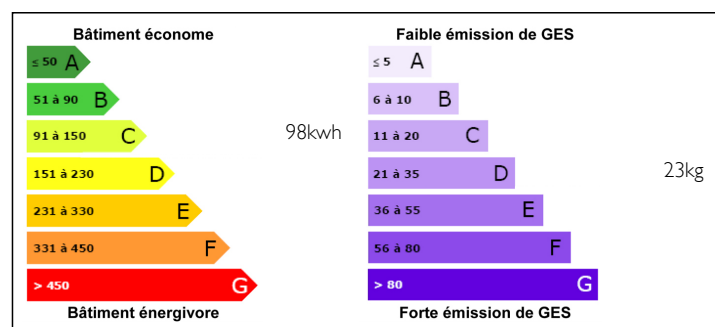
Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	20000 m2



## IN BRIEF

Charming 300 m2 house on 3 levels, large volumes in each room including the main entrance. Dining room, separate kitchen with insert, living room with traditional fireplace, authentic staircase. 4 bedrooms, 3 with shower rooms. On the 3rd level, 1 bedroom and shower room. Swimming pool 5X10 m, large pool house. Very well maintained exterior, woodland of 1 hectare. Outbuilding, shed. Country setting with an unobstructed and panoramic view of the Pyrenees. Ideal property for B&B and gîte project.

## 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.



## DESCRIPTION

The house is situated on the outskirts of a charming little village in the hills. A large terrace leads to a 35M2 marble entrance hall, leading to a 28M2 living room with fireplace, a 24M2 kitchen, 28M2 dining room, 11M2 study, 4M2 shower room, separate wc, 10M2 storeroom. The floor is in local terracotta tiles.

The authentic staircase leads to a 27M2 landing, and to 4 bedrooms from 25 to 28M2, 3 of which with shower room/bathroom and wc. The floor is in solid parquet flooring.

Taking the staircase again, a bedroom with bathroom, wc, potential to make other arrangements on 120M2, existing windows.

Outside there is a beautiful covered summer lounge of 30M2.

Small independent house of 60M2, living room, kitchenette, shower room, wc bedroom, with workshop.

The swimming pool of 5X10 m is very well integrated in the park, it will allow you to cultivate the art of idleness. Large pool house with relaxation area to receive guests and family. 2 entrance gates including one electric.

Enchanting quiet environment with a splendid view of the Pyrenees . Facing due south, 30 minutes from Cazères, 15 minutes from l'Isle en Dodon, amenities nearby, tourist, cultural and gastronomic region.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 500 EUR

## NOTES