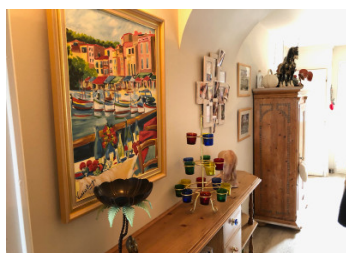


HOUSE 550m2 17 rooms, 13 bedrooms and 9 shower rooms, lounge, kitchen, garage.terrain 4675 m2



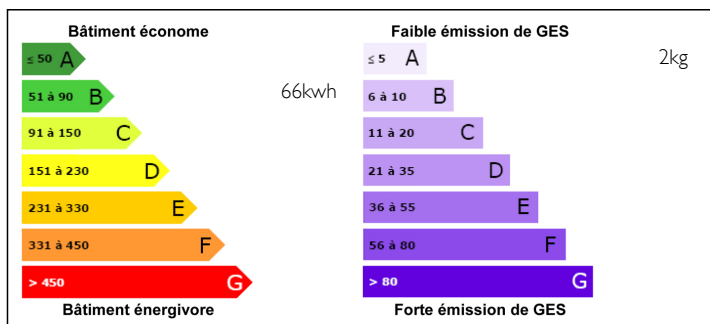
INFORMATION

Town:	Muret
Department:	Haute-Garonne
Bed:	12
Bath:	9
Floor:	550 m2
Plot Size:	4675 m2

IN BRIEF

Old farmhouse renovated to a very high standard, respecting the character of the building. 550m2, 17 rooms, heated swimming pool on enclosed grounds of 4675 m2 planted with Mediterranean trees. This property offers many possibilities. A family home with the potential for chambres d'hôtes and events. Main house, living room 70m2 cathedral ceiling with rockery. Fitted kitchen/diner with central island 35m2, study convertible into bedroom 29m2. Rochelle access, 3 large bedrooms from 17 to 30m2, bathroom, utility room, storeroom. There is also another independent dwelling of 46m2, 2 bedrooms, shower room, living room and kitchen. 3 independent studios that can be combined into 1 single dwelling. The property offers 1 sports room 23m2, veranda 23m2. Each flat has a private terrace. Total of 12 bedrooms and 9 shower rooms. 2 gazebos ideal for outdoor dining, a 13X5 heated swimming pool in an idyllic setting. Garage 54m2.

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

This property has been renovated to a very high standard, with a B energy performance rating and photovoltaic power generation for income.

The exterior is very well maintained, with trees and flowers, automatic watering with well, 14 m2 garden shed, automatic gate, intercom and alarm. From the moment you enter the property, you are immediately captivated.

Superb property located 20 minutes from Toulouse, AIPORT 45MN. close to the A64 motorway, amenities nearby, school transport.

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

LOCAL TAXES

Taxe foncière: 1736 EUR

NOTES