

UNIQUE: 2 detached houses in 1.32 hectares of parkland. Trees. Well.



INFORMATION

Town:	Carbonne
Department:	Haute-Garonne
Bed:	6
Bath:	5
Floor:	422 m2
Plot Size:	13200 m2

IN BRIEF

This property comprises two houses, one of which is a **BEAUTIFUL BUILDING** (352 m2) that has been completely and magnificently restored using modern materials only 10 years ago.

Possibility of making B&B or GITES.

The roof has just been remodelled, cleaned and checked.

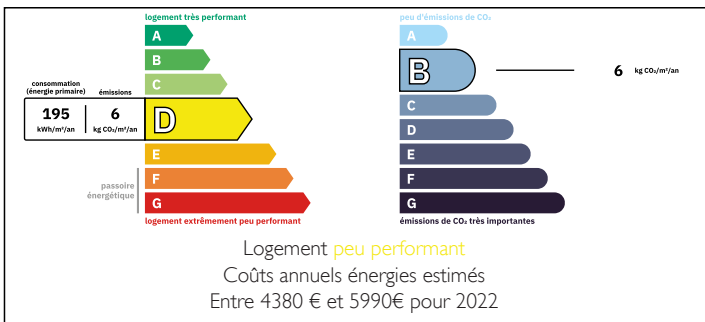
The gate opens onto a driveway
At the end is the **MAIN BUILDING**.

An **OUTBUILDING** of 140 m2 that could be converted into a home, chambres d'hôtes or gites.
A huge carport leading directly into the cellar on the kitchen side.

Next to the carport is a room that could be converted into a studio.

On the same plot is a 70 m2 house that is immediately habitable. It could be rented out or

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

In the SOUTH of Toulouse, 35 minutes from the Capitole and five minutes from the motorway.

The main building comprises on the ground floor

- A very large entrance hall on the right-hand side
- A cosy 38 m² living room, with TV corner, with a view of the back garden and the main driveway.
- A 22 m² master bedroom, shower room and dressing room.
- A very large kitchen (30 m²), with large windows, lots of light and a dining area leading directly onto a terrace, with 2 large picture windows. A storeroom with plenty of storage space and direct access to the outside, sheltered and ideal for returning from shopping.
- Separate WC
- A corridor with a shower room and a boiler room: heat pumps for heating and DHW.

- On the left-hand side of the entrance hall, a huge through lounge/living room, over 5 m high, CATHEDRAL style, with lots of light. Direct entrance from outside possible. Surface area of 75 m².

On the 1st floor, next to an original GARONNE WALL.

- A skylight provides just the right amount of light for this large corridor leading to 3 bedrooms, one of which is a master bedroom with en-suite shower room and dressing room.
- A magical bathroom
- Separate WC.

- The roof has just been redone, i.e. cleaned

This CHARMING BUILDING is full of surprises,

The 70 m² house comprises,

- A kitchen with outside access. The kitchen units are new.
- A shower room with separate WC
- A living room and bedroom

LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES