

UNDER OFFER / IH from TOULOUSE, a former mill set in the country near a hamlet, open views

EXCLUSIVE



INFORMATION

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

IN BRIEF

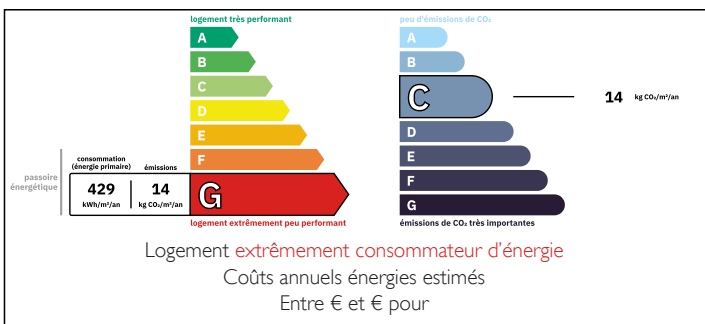
Tucked away in a small hamlet with easy access to all amenities, this enchanting property is surrounded by nature and tranquillity.

Set in 1.16 hectares of easy to manage land, developed to include a wildflower meadow, orchard, and potager.

A paradise for fishing, canoeing and swimming.



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 accommodation is completed to a very high standard and is composed of:

Ground floor :

- Hall way (3.90 sqm)
- Storage room (3.90 sqm)
- Fitted kitchen with wood burner (19,80 sqm)
- Lounge (24,70 sqm)
- Bedroom with shower, sink & toilet (13.86 sqm)

First floor (access by a nice wooden staircase) :

- Lounge area (19.35 sqm)
- Bedroom (17.22 sqm)
- Bedroom (20.28 sqm)
- Bathroom with bath, sink & toilet (4.48 sqm)
- Heating wood burner/electric heaters
- Septic tank

The dependences offer potential for additional accommodation or business.

Dependences :

- Workshop (13 sqm)
- Wood storage
- Barn (61,60 sqm) converted into a relaxation/meals/leisure area
- Storage room (9.24 sqm)
- Large garage with inspection pit (27 sqm)
- Hard standing chicken coop In addition

LOCAL TAXES

Taxe foncière: **656 EUR**

Taxe habitation: **EUR**

NOTES

The spacious old spinning mill sits above the stream (approx. 190 sqm) with features of the old mechanisms and beautiful wide windows.

The area is very light with pretty views of the surrounding countryside

The land is maintained to a high standard. The front garden (approx. 0.4 HA) is laid to lawn with new fencing.

In addition, the outside comprises of :

- Beautifully presented Vegetable Garden
- Wildflower Meadow
- Orchard (Plum, Figs, Cherry, Clementine and Walnut) - Pasture/field area