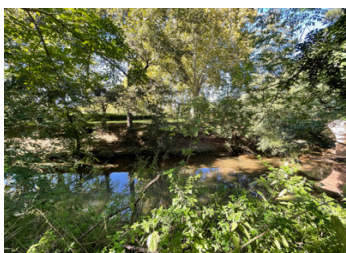


1H from Toulouse, country house with pool, garage, dependances on the edges of a small river, land 5100 sqm



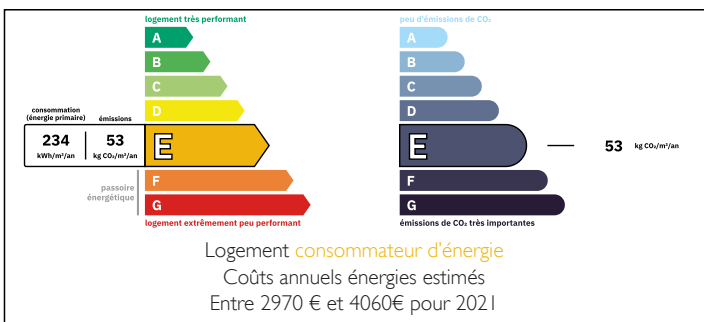
## INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	3
Bath:	3
Floor:	183 m2
Plot Size:	4720 m2

## IN BRIEF

On the edge of a small river, in a hamlet 1 hour from Toulouse, character country house of 183 sqm habitable space on 5100 sqm of flat fenced garden with 3 large bedrooms, 3 baths, 3 toilets, large kitchen/dining area, lounge with fire-place, covered terrasse, utility/storage room, garage, dependences, salt treatment pool (12 x 6) with automatic slatted cover.

## 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

Traditional character country house with exposed beams, floor terracotta tiles, of 183 sqm habitable space.

Situated on the edge of a charming hamlet, only 5 mn from all amenities and overlooking a stream, the XIXth century house has been entirely renovated 20 years ago with quality materials.

### Composition

#### Ground floor :

- a large entrance hall with original wooden staircase : 12 sqm
- wooden floor
- a large lounge with open fire-place and wood burner : 20.73 sqm
- a fitted kitchen open on the dining area with wood burner : 15.34 sqm
- access to the large covered terrasse of 58 sqm
- shower-room : 4.27 sqm
- separate toilet with sink : 2 sqm
- storage room/utility/boiler room with 2 accesses (front/rear of house) : 30 sqm

#### Dependances :

- garage : 15.75 sqm
- bicycle room : 10.25 sqm
- hangar : 108 sqm
- workshop : 10.97 sqm

- pool of 13 X 6 meters with technical shed, salt water treatment, electric slatted cover and stairs for the access to the water
- flat 4720 sqm garden on the edge of the river, with fruit trees

#### 1st level :

- comfortable landing area : 7.03 sqm with wooden floor
- 1 large bedroom (23.13 sqm) with en-suite bathroom with bath and shower/toilet ( 5.30 sqm) with access to the wooden terrasse of 14.40 sqm (and access to the garden by a spiral stair case)
- 1 corridor (10.03 sqm) with access to 2 large bedrooms (18.20 sqm + 15.29 sqm) a bathroom

## LOCAL TAXES

Taxe foncière: **662 EUR**

Taxe habitation: **EUR**

## NOTES