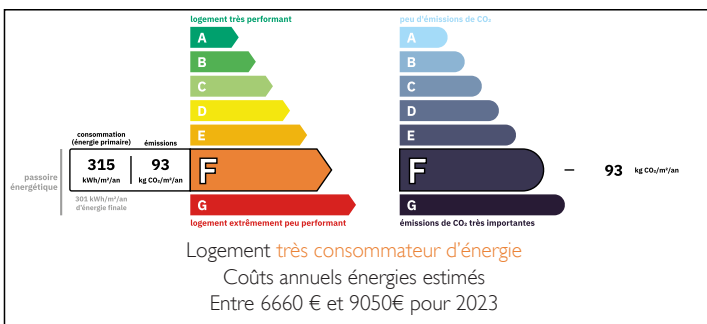


A property set on 5 fully enclosed hectares, featuring a main residence,

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cazères
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	53466 m ²

IN BRIEF

Character Property on 5 Hectares – Nature, Authenticity & Potential

Nestled in a preserved and peaceful setting, discover this rare 5-hectare estate in one single block, fully fenced and combining meadowland, landscaped garden and woodland.

The exceptional quality of the soil allows for market gardening with strong potential for organic farming. An ideal location for a countryside lifestyle project, equestrian activity or agricultural venture.

Main House – Charm & Authenticity

The main residence is full of character and offers a warm, welcoming atmosphere:

Ground floor:

Fitted kitchen

Living room with open fireplace

Entrance hall and hallway

Attached garage

First floor:

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.

High-performance wood-fibre insulation (200 mm thick)



LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

Independent Second House

52 m² on the ground floor

57 m² on the first floor

To be fitted out according to your project

Ideal for a gîte, guest accommodation, family home or additional income-generating activity.

Outbuildings & Grounds

Horse stable / box

Two garages

Storage shed and lean-to (currently used as a chicken coop)

Traditional bread oven

Garden and tree-lined pasture

Round swimming pool

Oil-fired central heating with tank

Key Features

5 hectares fully enclosed

Peaceful and natural surroundings

Organic farming potential

Two separate dwellings

New roof

Numerous outbuildings

A rare opportunity offering space, tranquillity and multiple possibilities for agricultural use, equestrian activity or a countryside family lifestyle.

Local life and amenities

Saint-Michel is a small rural commune in southwestern France with a quiet village atmosphere, surrounded by lively neighbouring towns like Cazères and Palaminy.

Nearby amenities include local shops and food services, such as Les Gourmandises de Louise delicatessen, and a variety of restaurants and cafés in Cazères including Restaurant Océbon, Monsieur Faur, Restaurant HaSso Cazères, Mani'Sushi, Tutti Pizza Cazères and La Friterie occitane.

The local scene is friendly with bars such as Bosost or BISTROT D OLIVE.

Weekly markets in Cazères and nearby villages offer fresh local produce (typical Occitanie markets).

Primary schools are found in Palaminy or Cazères,