

IH from Toulouse, LOFT of 185 sqm, (barn), garden, pool, garage, pool house, near a lake, country settings



INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	185 m2
Plot Size:	696 m2



IN BRIEF

Set in the country side between Aurignac (15 mn) and L'Isle-en-Dodon (15 mn), in a farm outside a small village and near a lake, old barn converted into a comfortable and modern loft of 185 sqm habitable space, with 2 large bedrooms.

Fenced garden, pool, summer kitchen, garage, terraces.

Central heating by heating pump air-water, 10 solar pannels for self-supply energy, reversible air-conditionning systems (4 splits).

Large capacity septic tank (shared with neighbour).

Built-in garden watering system.

Well.

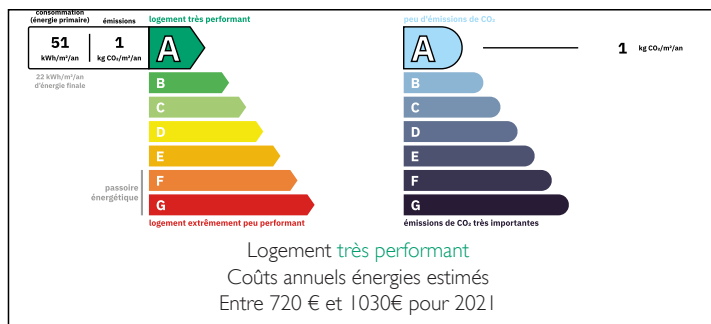
Electric roller blinds.

Electric gate.

Mosquito nets.

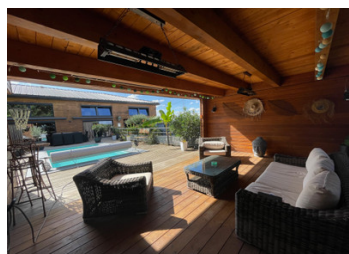
Possibility to add extra bedrooms.

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

Composition of the property :
(Fenced plot of land of 696 sqm).

Designed by an architect, this loft of 185 sqm habitable space is made of stones and wood.

Ground floor :

- open space with fitted kitchen and custom-made furniture : 36.05 sqm
- circulation area : 4.10 sqm
- lounge : 22.56 sqm with covered terrace of 14.85 sqm
- laundry/storage room : 13.47 sqm
- circulation area : 10.41 sqm
- wc : 1.78 sqm
- heating room (heat pump) : 4.69 sqm
- garage with mezzanine : 39.45 sqm (ceiling heights : 2.21 m + 3.91 m)
- covered car park in front of the garage : 24.42 sqm
- pool house : approx. 40 sqm
- fitted summer kitchen : 7 sqm
- salt treatment pool of 6m X 3m, depth : 1.50m with rolling cover
- wooden terrace
- paved car park area

1st floor :

- wc : 2.51 sqm + cupboard of 1.65 sqm
- dressing room : 6.87 sqm
- bathroom with walk-in shower : 8.96 sqm
- bedroom 1 : 14.33 sqm
- bedroom 2 : 29.28 sqm
- landing area : 2.79 sqm
- study/mezzanine : 27.62 sqm

Custom-made contemporary furniture included in the sale

Possibility to add all other furniture

Central heating + hot water by heat pump air/water

Reversible air conditioning : 4 splits

10 solar pannels for self sufficient energy consumption

Large capacity septic tank shared with neighbour

Built-in watering system

LOCAL TAXES

Taxe foncière: 1116 EUR

Taxe habitation: EUR

NOTES