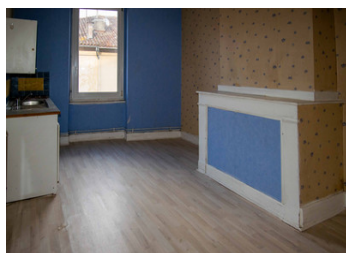
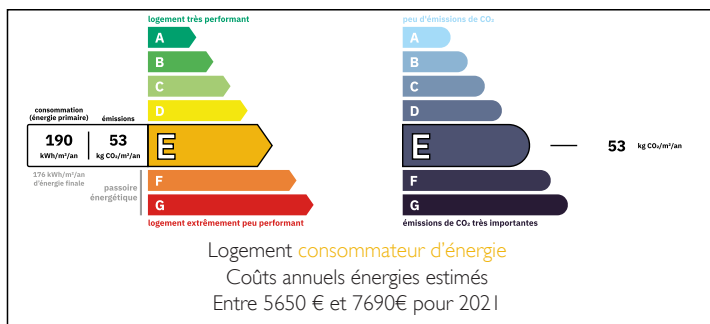


Townhouse offering 390 m of living space, with garage, terrace and garden.



ENERGY - DPE



INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	12
Bath:	6
Floor:	384 m2
Plot Size:	400 m2

IN BRIEF

Character Townhouse – Approx. 390 m² of Living Space with Garden, Terrace and Garage
Ideally located, this elegant character townhouse impresses with its exceptional volumes and strong potential. Offering approximately 390 m² of living space over three levels, the property features a rare layout, perfectly suited to a prestigious family residence as well as an ambitious rental project, co-living, guesthouse/B&B activity, or a high-quality heritage investment.

Ground Floor

From the moment you enter, the generous volumes set the tone:

A private area comprising a bedroom with shower room

A second bedroom with bathroom and WC

A kitchen, living room and dining room forming a bright and welcoming open-plan living space, opening onto the exterior

Direct access to the terrace, garden and garage, a

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

Two additional bedrooms, offering multiple layout and conversion possibilities

Second Floor

An independent apartment comprising a living room, kitchenette, bedroom, shower room and WC

Four bedrooms, each with its own private shower room and WC, ideal for a guesthouse or rental activity

Key Features

Rare and exceptional surface area in the town centre

Ideal layout for a rental, mixed-use or heritage investment project

Highly sought-after outdoor spaces: garden and terrace

Garage, a real asset in an urban environment

Comfort & Features

The property benefits from an efficient heating system with an oil-fired boiler in excellent condition, complemented by a 1,500-litre tank.

A fully operational fireplace enhances the warm and authentic atmosphere of the house.

The roof was completely refurbished in December 2025, ensuring long-term peace of mind.

Most rooms are fitted with double-glazed windows, providing thermal and acoustic comfort, with the exception of six windows.

Shops & Services – L'Isle-en-Dodon

The town offers all essential local amenities: supermarket, bakeries, butcher, convenience store, newsagent, banks, restaurants, local craftsmen and everyday services, creating a practical and lively living environment.

Schools – L'Isle-en-Dodon

Nursery and primary schools are available in the town.

Secondary schools and high schools are easily accessible nearby, notably in Samatan, Lombez or Saint-Gaudens, with school transport services.

Healthcare – L'Isle-en-Dodon

The town offers local healthcare services including general practitioners, nurses, physiotherapists, a

LOCAL TAXES

Taxe foncière: 2490 EUR

Taxe habitation: EUR

NOTES