

45 mn TOULOUSE, spacious house entirely renovated on 7468 sqm of fenced land overlooking countryside, isolated



INFORMATION

Town:	Le Fousseret
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	242 m2
Plot Size:	7468 m2

IN BRIEF

Fully renovated house with 242 sqm of living space on 7,468 sqm of enclosed, wooded grounds overlooking the countryside

High-quality renovation using natural materials (wood, bricks, terracotta, earth plaster on the walls, original beams)

Central heating via a wood-burning masonry stove + electric radiators

Living room of approximately 62 sqm, separate kitchen, spacious mezzanine, office area

3 bedrooms (including 2 on the ground floor), 2 bathrooms, 2 WCs, 2 walk-in wardrobes

Carport (for a car and motorhome) attached to the house

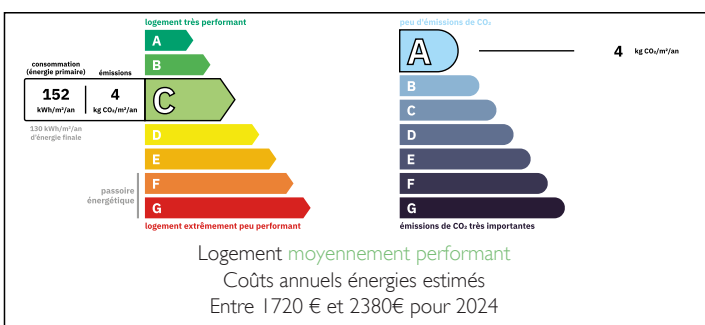
Barn

Wood/lawnmower shed + storage room suitable for conversion.

Timber-framed house with interior to be finished (holiday cottage, guest house, etc.)

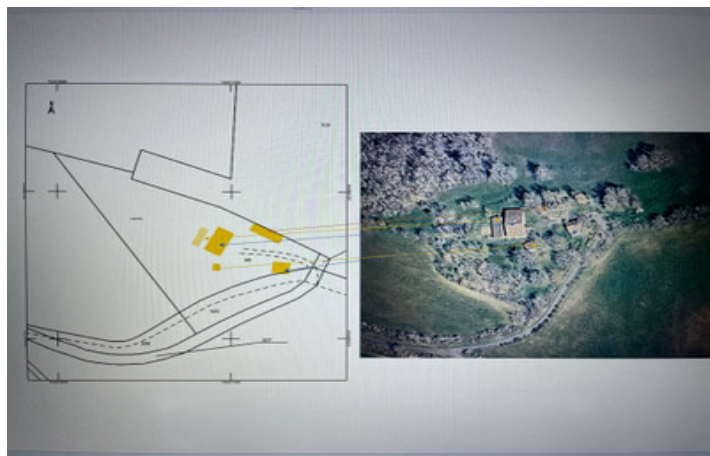
Brick-built outbuilding to be finished (guest room,

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 954 EUR

NOTES

DESCRIPTION

An 18th-century property, fully renovated on 7468 sqm of fenced land with trees, overlooking the countryside

Living area: approximately 242 sqm

Ground floor:

- entrance hall leading into the living room, separated by half-timbering, with cloakrooms
 - grand wooden staircase leading to the first floor with comfortable steps
 - living room with a wood-burning masonry stove: 61.84 sqm
 - separate fitted kitchen: 15.88 sqm
 - bedroom 1: 18.72 sqm
 - landing to the sleeping area: 3.76 sqm
 - bedroom 2: 20.58 sqm
 - walk-in wardrobe: 5.91 sqm
 - bathroom (double washbasin, walk-in shower, bath): 11.46 m² (finished in Tadelakt)
 - toilet/washbasin: 1.93 sqm
- Access to the sheltered terrace from the kitchen and living room
- wooden terrace: 33 sqm

First floor accessed via a 1.07 meter wide wooden staircase:

- mezzanine: 68.87 sqm (with storage cupboards)
- office area: 5.13 sqm
- bedroom 3: 20.88 sqm
- bathroom (washbasin, bath, toilet): 8.12 sqm
- walk-in wardrobe: 4.39 sqm
- landing to the sleeping area: 4.18 sqm

Carport with storage cupboards: 37 sqm (3.82 m x 9.68 m, height: 3.98 m at the base) attached to the house

Outbuildings: (approx. 240 sqm in total)

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- 57 sqm timber-framed house to be completed: (could be converted into a holiday let or self-contained accommodation)

room 1: 22.33 sqm