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PROCHE BALMA, FERME RÉNOVÉE DE 300 M<sup>2</sup>, PISCINE ET DÉPENDANCE.

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SELLING PRICE : 980 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Thirty minutes from Toulouse, in Mondouzil, a lovingly renovated former 19th century farmhouse with approx. 300 m<sup>2</sup> of living space set in 3,300 m<sup>2</sup> of landscaped grounds.

In the entrance hall, a wrought iron staircase leads to the first floor, while the ground floor features the living rooms: a vast lounge and dining room with a gas fireplace, and, slightly set back, an open-plan kitchen extended by a scullery and a utility room. A master suite with dressing room and bathroom complete this level.

Upstairs, a corridor leads to a suite with dressing room and shower room, two large bedrooms and a separate bathroom. A mezzanine area has been converted into a television room, providing a cosy atmosphere that can be adapted as required.

The well-kept, wooded garden features a saltwater swimming pool, a separate studio of around 23 m<sup>2</sup> for entertaining family or friends, a garage and two wells for watering the garden.

The quality of the materials, the attention to detail and the comfort of the features all add to the appeal of this property, while retaining the soul of a fine old building.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	298 m <sup>2</sup>
Land area (m2) :	3,300 m <sup>2</sup>	room number :	6	Bedrooms :	5
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	C
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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