



CHARACTER PROPERTY SAINT-ANTONIN-NOBLE-VAL



SELLING PRICE : 530 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

Just a few minutes from Saint-Antonin-Noble-Val, this carefully renovated former farmhouse is set in a peaceful environment, ideally located between Caussade and Montauban, and one hour from Toulouse.

The main house, with approximately 300 m² of living space, opens onto a spacious, bright living area featuring a cathedral ceiling and a mezzanine. This large space includes a living room with a fireplace, a welcoming dining area, and a bar. The kitchen is independent and fully equipped, modern, and functional.

The ground floor also offers a bedroom, a shower room, an office equipped with fiber internet for remote work, a laundry room, a cellar, and a boiler room.

A half landing leads to a second bedroom with an en-suite bathroom, while the first floor features two additional bedrooms, providing a layout suitable for family needs or guest accommodation.

The property also includes an independent gîte of 120 m², currently rented furnished for €750 per month, comprising two bedrooms, a living room, a bathroom, and a kitchen. An independent workshop completes the layout, providing a separate workspace from the living areas.

Outside, the 1,800 m² plot features a large relaxation area with a heated pool (new heat pump) and a landscaped terrace, ideal for moments of relaxation. The pool house is equipped with restrooms and a barbecue, perfect for outdoor gatherings. However, the septic system, which is of the micro-station type, requires compliance.

This property combines charm, space, and rental potential in a prime location.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	420 m ²
Land area (m2) :	1,600 m ²	room number :	10	Bedrooms :	7
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	A	Gaz consumption assessment :	-
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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