



EXCEPTIONAL FAMILY PROPERTY WITH GUEST HOUSE AND SWIMMING POOL

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SELLING PRICE : 1 100 000 €

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EXCLUSIVE RIGHTS

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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 Toulouse and major highways, discover this exceptional family property, filled with natural light and perfectly maintained. Built around 1940/50 and extended in 1992 while respecting the original architectural harmony, it combines the charm of the past with modern comfort, offering high ceilings and generous living spaces.

Set on a 3,140 m<sup>2</sup> plot, enclosed and planted, with an integrated irrigation system fed by a natural spring and an electric gate at the entrance, this property offers a private and intimate corner while being in the heart of the village, allowing easy access to shops and services while enjoying peace and privacy.

Main House (approx. 333 m<sup>2</sup>)

Accessed via a wooden staircase from the entrance hall, it includes:

Ground floor: entrance hall, library with wood paneling and fireplace, two bright living rooms including a 75 m<sup>2</sup> lounge and a 35 m<sup>2</sup> dining room, fully equipped kitchen with adjoining pantry, dressing room, guest WC, laundry room, and two enclosed inner courtyards

First floor: master suite with dressing room and bathroom, two additional spacious bedrooms (one allows the creation of an additional bathroom), separate shower room

Second floor under eaves: two additional bedrooms with bathroom, and storage areas / attic

Secondary House / Guest House (128 m<sup>2</sup>)

Independent and bright, it provides an ideal space for family members or guests, with the possibility to rent it as a gîte or bed and breakfast:

Living room / dining room with fireplace

Fully equipped kitchen

Two bedrooms with bathrooms, mezzanine, and private patio

Outbuildings and Outdoor Facilities

Carport, two electrified garages, workshop

Equipped pool-house

Swimming pool 12 × 6 m with lighting

Comfort and Technical Features

Main heating: gas / Secondary heating: oil

Partial air conditioning

Aluminum joinery

Connected to the public sewer system

Large windows filling the rooms with natural light

This property is a rare opportunity, ideal for a large family or multigenerational living, perfectly restored with no work required. It combines privacy, generous spaces, and high-end features, while benefiting from the heart of

the village with shops and services within easy reach.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	561 m <sup>2</sup>
Land area (m2) :	-	room number :	12	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	C
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

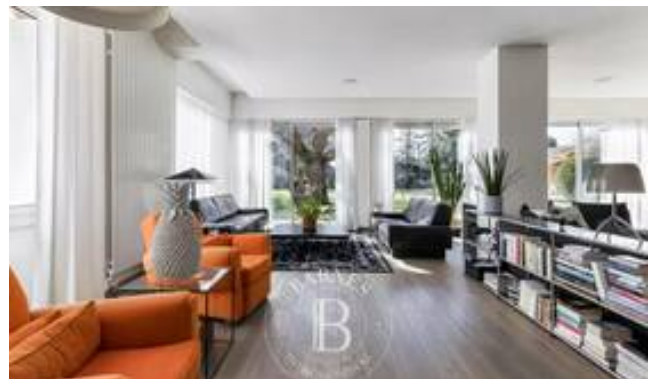
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