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## Equestrian property 30 min from Toulouse

**844 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26598
- Numero di stanze : 22
- Numero di camere da letto : 13
- Superficie abitabile : 706 m<sup>2</sup>
- Superficie del terreno : 47 224 m<sup>2</sup>
- Imposta patrimoniale : 1 484 €



Located 40 minutes west of Toulouse, this property consists of 2 houses with living rooms, kitchen-cum-dining rooms, studies, 9 bedrooms, 3 shower-rooms with shared showers, 5 toilets, an attic, a terrace, 3 one-bedroom apartments, a stable, 12 loose-boxes, an old studio, a saddle room, a club house and a covered school, all on 4 hectares of adjoining land with a well and spring.

You'll enjoy finding yourself back in the middle of nature. A wonderful invitation to stroll on foot, bikes, horses...

The property is entered from a small country road. The first house, on the left, is a mansion dating from the beginning of the 19th century.

The house is entered between 2 imposing towers. On the left of the entrance hall / hallway (12 m<sup>2</sup>) is the first bedroom (17 m<sup>2</sup>) and it communicates with the living room (15 m<sup>2</sup>) which has a fireplace and then the kitchen (16 m<sup>2</sup>), both giving onto the garden.

On the right of the hallway is a big new living-cum-dining room (50 m<sup>2</sup>). The large staircase at the end of the hallway leads to the other 4 big connecting bedrooms (17 m<sup>2</sup>, 18 m<sup>2</sup>, 19 m<sup>2</sup> & 20 m<sup>2</sup>), with 2 shower-rooms, 3 shared showers and 2 toilets. At the end of this hallway there is a covered terrace (19 m<sup>2</sup>).

Finally, on the last floor the attic (150 m<sup>2</sup>) is suitable for conversion and could be laid out to your liking, offering lots more space and lots of light.

Behind and adjoining the house, to entirely renew, there is a garage and old outbuildings.

The second house (186 m<sup>2</sup>) is on the right and a few metres from the first. The ground floor (93 m<sup>2</sup>) is bathed in light and is composed of a living-cum-dining room (65 m<sup>2</sup>), a study (21 m<sup>2</sup>), an open-plan kitchen (15 m<sup>2</sup>) and a toilet. There is a patio door that opens onto a wooden terrace to renovate. The staircase leads to a big landing (14 m<sup>2</sup>) that gives onto a toilet and then onto 4 big bedrooms in a row ( 10 m<sup>2</sup>, 2 x 18 m<sup>2</sup> & 20 m<sup>2</sup>) and a shower-room (6 m<sup>2</sup>). The cellar (15 m<sup>2</sup>) has the heating system and heat pump.

Finally, next to the house is the gite (168 m<sup>2</sup>): 3 self-contained one-bedroom apartments that are almost new, one needing to be finished.

To the left of the 2 houses are the stables, the 12 loose-boxes (2x4m), an old studio, a club house and a big covered school that has direct access to nature, trails and woods. There is an old school to be fixed up. There is also a spring and a well.

The geographic situation of this property favours all horse related activities.

The roof has concave tiles. Construction is stone. The first house has oil-fired heating and for hot water. The second house has a thermodynamic hot water-heater and a heat pump. Double-glazed joinery. Individual drainage system for both houses, with 2 mini stations for the second house and gites. Not up-to-date.

This property is ideal for anyone that loves authenticity, wishing to carry out a wonderful professional or personal project.

A budget for renovation is necessary.

Located only 50 minutes from Toulouse and its international airport; 1 hr 40 min from the closest ski slopes; 2 hr from the Mediterranean Sea; 3 hr 20 min from the Atlantic Ocean; 2 hr from Spain.

Information on the risks that this property is exposed to is available on the website Géorisques: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**CONSUMO ENERGETICO : C (126)**

**GAS SERRA : A (3)**