



## Enchanting Partly Renovated House with Mountain Views



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Sarah Day   |
| Cégnév:              | Maisons et Manoirs  |
| Ország:              | France  |
| Experience since:    | 1994  |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
| Telefon:             | +33 (608) 891-279   |
| Languages:           | French  |
| Weboldal:            | <a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 181,845.17 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Irányítószám: | 31350         |
| Feladta:      | 2025. 04. 02. |
| Leírás:       |               |

Discover the charm of this unusual old house, beautifully positioned in a tranquil rural setting with stunning mountain vistas. With 1,800 m2 of land, this property offers a peaceful retreat for those seeking to embrace nature and tranquility.

The home features three comfortable bedrooms and two recently refurbished bathrooms, both completed to a high standard, providing a perfect blend of comfort and style. The cosy living space is ideal for relaxation, while the traditional kitchen presents a warm and inviting atmosphere for culinary enthusiasts. While the house is partly renovated, it provides a fantastic canvas for completing additional work according to your personal taste. You'll appreciate the opportunity to infuse your unique style into this distinctive residence.

Conveniently located just 2 km from a charming village with a small shop and bakery, and only 4 km from a town offering all essential amenities, you'll enjoy the best of both worlds—seclusion and convenience. Toulouse airport is just an hour away, making it easy to connect with wider travel options. The property also features a carport that accommodates three vehicles, adding practicality to the picturesque living environment.

This enchanting house is a rare find, promising the potential for a lovely home in a serene setting. Ideal for second home owners or first time buyers.

Work to be done: finish the floor and wall in the laundry area and corridor, finish the walls of the



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downstairs bedroom; heating to be reviewed - currently heated by woodburning stove (living room) and electric radiators, oil tank in place but not used.

Note: double glazing throughout, partially insulated, septic tank complies with regulations, electric double gates leading into garden.

Surface : 135 m2

Rooms : 5

Bathroom : 1

Plot size : 18 a

## Caracteristiques techniques

Reference

MM 2146 AP

Price

160 000 €

Location

Boulogne-sur-Gesse 31350

Rooms

5

Bedrooms

3

Shower room

1

Bathroom

1

Property tax



1 060 € /year

Plot size

18 a

Sanitation

Individual compliant

Openings

Wood/Double glazing

Heating

Wood, Electric

View

Mountain

Exposure

Southeast

## **Rooms details**

Entree

7.6 m2

Salon

18.8 m2

Cuisine

18 m2

Arriere cuisine

14.9 m2

Chaufferie

18.5 m2

Salle d'eau

6.5 m2

Chambre 3

14.7 m2

Bureau

8.2 m2

Cellier/garage



9 m2

Chambre 1

14.8 m2

Chambre 3

8.9 m2

Dressing

7 m2

Salle de bain

12.2 m2

Terrasse

24 m2

## Informations complementaires

Including fees of 6.5% to be paid by of the purchaser. Price excluding fees 150 235 €. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 2630.00 € and 3620.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Agent commercial (Entreprise individuelle)

Nos honoraires

## Gyakori

Hálósobák: 3

Fürdőszobák: 1

Kész négyzetméter: 135 nm

## Room details

Total rooms: 5

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.922

