

**450 000 €**

For sale property

6 rooms

Surface : 217 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 13588 m<sup>2</sup>

Year of construction : 1836

Exposition : Sud

Features :

pool

4 bedroom

1 bathroom

3 showers

3 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

21/05/2024 - Prix T.T.C



### Property 657 Montbrun-Bocage

RARE: magnificent property comprising a dwelling house, a workshop of over 900 m<sup>2</sup>, all on adjoining land of 13588 m<sup>2</sup>. Surrounded by meadows and forests, without any nuisance or neighbors nearby, lovely stone house built in 1836 comprising on the ground floor: a fully equipped kitchen open to the dining room with fireplace, bright and warm living room for a total area of 70 m<sup>2</sup> approximately; parental suite (bedroom with dressing room and private bathroom), bathroom with shower, separate WC; 1st floor: large workshop of approximately 51 m<sup>2</sup>, 3 spacious bedrooms (11, 12 and 17 m<sup>2</sup> approximately), shower room and separate WC. The house offers access to an indoor swimming pool on an area of approximately 113 m<sup>2</sup>, heated by heat pump, as well as a summer kitchen and shower/WC. The house is equipped with double glazing, sanitation by septic tank. The outbuilding consists of a former recognized French artist's studio of approximately 960 m<sup>2</sup>, composed of large manufacturing spaces, offices, changing rooms with shower and WC and dining room. Built according to RT 2012 standards; double glazing, sanitation by septic tank. Geothermal heating and reversible air conditioning. Compressed air network, air-conditioned cabin. HGV access. Ideal for different types of activities. south and flat. Located 1 hour from TOULOUSE.

#### Legal information

450 000 € fees included

5,26% VAT of fees paid by the buyer (427 500 €)

information on the risks to which this property is exposed

[georisques.gouv.fr](http://georisques.gouv.fr)

