



## Modern and spacious villa with pool



### Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 293,516.37

#### Standort

Land:	Frankreich
Postleitzahl:	31230
Veröffentlicht:	22.04.2024
Beschreibung:	

Just 1 km from the attractive market town of L'Isle en Dodon, this comfortable modern villa is set in its own 11,200m<sup>2</sup> park with swimming pool and forest. The heart of the property is the bright open plan living area, with 3 sets of French doors to the covered terrace and pool, complemented by a modern fully fitted kitchen. There are 4 double bedrooms on the ground floor, a bathroom, shower room and separate WC, and a mezzanine floor with private terrace currently used as a 5th bedroom.

Light and airy, heating is by modern electric radiators and woodburning stove, there is a recent septic system, and the electrics have been updated. Outside, the covered terrace leads to the in-ground pool, very private, and gardens mostly to lawn, with mature trees and pasture.

This spacious property offers exceptional possibilities in a quiet, rural location, yet only minutes from a bustling market town, and just 1 hr10 from Toulouse international airport.

#### Ground Floor:

Kitchen 14m<sup>2</sup> with double doors to terrace

Glazed double doors to 44m<sup>2</sup> living / dining room (partly double height) with wood burner and 2 x double doors plus 1 x triple door



Open stairs to mezzanine 18.1m<sup>2</sup> with door to 25m<sup>2</sup> roof terrace

Bedroom 1 - 20m<sup>2</sup> built in wardrobes double door

Bedroom 2 - 11m<sup>2</sup>

Bedroom 3 - 12m<sup>2</sup>

Bedroom 4 - 16.6m<sup>2</sup> with large glazed window

Shower room with toilet, sink, shower and cupboard 7.6m<sup>2</sup>

Bathroom 5.4m<sup>2</sup> with bath and sink

Separate toilet 1.6m<sup>2</sup>

Hallway 8.1 m<sup>2</sup> with built in cupboard

Outside:

Terrace (front) 22.8m<sup>2</sup>

Garage

Terrace (rear) 50m<sup>2</sup> with built-in gas BBQ

Pool 11 x 5m<sup>2</sup> with ample wooden terrace area

land 11200m<sup>2</sup>

Information on the risks to which this property is exposed is available on the Georisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr). The information will be communicated during the first visit.

Surface : 169 m<sup>2</sup>

Rooms : 6

Bathroom : 1

Plot size : 01 ha 12 a

## **Caracteristiques techniques**

Heating

Wood, Electric

Swimming pool

Yes

Bedrooms

4

Shower room



1

WC

1

Construction

1980

Interior condition

To refresh

Kitchen

Fitted

Furnishing

Partially furnished

View

Mountain

Exposure

South

Levels (incl. ground floor)

1

Sanitation

Individual

Location

L'Isle-en-Dodon 31230

Reference

MM1987AP



Property tax

2 510 € /year

Bathroom

1

Rooms

6

Plot size

01 ha 12 a

Surface

169 m<sup>2</sup>

## Informations complementaires

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023: between 2130.00 and 2940.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

Nos honoraires

## Allgemein

Schlafzimmer:	4
Badezimmer:	1
1/2 Badezimmer:	1
Fertige m <sup>2</sup> :	169 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	6
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## Versorgungsdetails

Heizung:	Ja
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## Mietdetails

Möbliert:	Ja
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## Mietbedingungen

Verfügbar ab:



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## Kontaktinformation

IMLIX ID:

IX5.663.766

