



Modern and spacious villa with pool



Info Agente

Nombre:	Sarah Day
Nombre empresa:	Maisons et Manoirs
País:	Francia
Experiencia since:	1994
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (608) 891-279
Languages:	French
Sitio web:	http://www.maisonsetmanoirs.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 293,516.37

Ubicación

País:	Francia
Código postal:	31230
Publicado:	22/04/2024

Descripción:

Just 1 km from the attractive market town of L'Isle en Dodon, this comfortable modern villa is set in its own 11,200m² 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 14m² with double doors to terrace

Glazed double doors to 44m² living / dining room (partly double height) with wood burner and 2 x double doors plus 1 x triple door



Open stairs to mezzanine 18.1m² with door to 25m² roof terrace

Bedroom 1 - 20m² built in wardrobes double door

Bedroom 2 - 11m²

Bedroom 3 - 12m²

Bedroom 4 - 16.6m² with large glazed window

Shower room with toilet, sink, shower and cupboard 7.6m²

Bathroom 5.4m² with bath and sink

Separate toilet 1.6m²

Hallway 8.1 m² with built in cupboard

Outside:

Terrace (front) 22.8m²

Garage

Terrace (rear) 50m² with built-in gas BBQ

Pool 11 x 5m² with ample wooden terrace area

land 11200m²

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

Surface : 169 m²

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 m2

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.

Nos honoraires

Común

Dormitorios:	4
Baños:	1
1/2 baths:	1
Pies cuadrados terminados:	169 m2

Room details

Total rooms:	6
--------------	---

Utility details

Heating:	Sí
----------	----

Rental details

Furnished:	Sí
------------	----

Lease terms

Date Available:



IMLIX

IMLIX Mercado Inmobiliario

<https://www.imlix.com/es/>

Contact information

IMLIX ID:

IX5.663.766

