

## Toulouse red-brick country house with vast outbuildings.



### Informazioni sull'Agente

Nome:	Sarah Day
Nome della ditta:	Maisons et Manoirs
Nazione:	France
Experience since:	1994
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (608) 891-279
Languages:	French
Sito web:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 249,157.32

### Posizione

Nazione:	France
Cap:	31350
Pubblicato:	05/02/2024

#### Descrizione:

Charming character house with Toulouse brick, offering ideal outbuildings for a car collection, workshop, or any other use.

#### Ground floor:

Spacious entrance of 23m<sup>2</sup>

Bright dining room of 24m<sup>2</sup>

Kitchen, vestibule, and bathroom totaling 20m<sup>2</sup>

Rear bedroom of 17m<sup>2</sup> Comfortable living room of 24m<sup>2</sup>

Lean-to fpr renovation totaling 46m<sup>2</sup>

#### First Floor

Right front bedroom of 22m<sup>2</sup>

Left front bedroom of 23m<sup>2</sup>

Landing of 16m<sup>2</sup>

Right rear bedroom of 17m<sup>2</sup>

Left rear bedroom of 17m<sup>2</sup>

Second Floor:  
Landing of 17.42m<sup>2</sup>  
Right front bedroom of 24m<sup>2</sup>  
Left front bedroom of 24m<sup>2</sup>  
Right rear bedroom of 18m<sup>2</sup>  
Left rear bedroom of 18m<sup>2</sup>

This house offers generous and diverse space, ideal for a family or creating your own unique living space.  
Don't miss out on this exceptional opportunity!

Surface : 300 m<sup>2</sup>

Rooms : 11

Bathroom : 1

Plot size : 33 a

### **Caracteristiques techniques**

Reference

MM1942GN

Price

212 060 €

Location

Boulogne-sur-Gesse 31350

Rooms

11

Bedrooms

8

Bathroom

1

Property tax

---

591 € /year

Plot size

33 a

Sanitation

Individual non-compliant

Openings

Wood

Swimming pool

No

Heating

Aerotherry

Interior condition

To refresh

Exposure

South

Cellar

No

Levels (incl. ground floor)

3

### **Informations complémentaires**

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2970.00 and 4080.00 €.

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) \* RSAC 398 244 657

---

Nos honoraires

**Comune**

Camere da letto: 8  
Bagni: 1  
Finito piedi quadrati: 300 mq

**Room details**

Total rooms: 11

**Utility details**

Heating: Sì

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX5.441.936

