



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



### Agent Info

Name:	Sarah Day
Company Name:	Maisons et Manoirs
Country:	France
Experience since:	1994
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (608) 891-279
Languages:	French
Website:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Listing details

Property for:	Sale
Price:	USD 249,709.02

### Location

Country:	France
ZIP code:	31350
Posted:	Feb 05, 2024

### Description:

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

### Ground floor:

Spacious entrance of 23m2  
Bright dining room of 24m2  
Kitchen, vestibule, and bathroom totaling 20m2  
Rear bedroom of 17m2 Comfortable living room of 24m2  
Lean-to for renovation totaling 46m2

### First Floor

Right front bedroom of 22m2  
Left front bedroom of 23m2  
Landing of 16m2  
Right rear bedroom of 17m2  
Left rear bedroom of 17m2

### Second Floor:



Landing of 17.42m2

Right front bedroom of 24m2

Left front bedroom of 24m2

Right rear bedroom of 18m2

Left rear bedroom of 18m2

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 m2

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

Aerothermy

Interior condition

To refresh

Exposure

South

Cellar

No

Levels (incl. ground floor)

3

## **Informations complementaires**

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](https://georisques.gouv.fr).

Agent commercial (Entreprise individuelle) \* RSAC 398 244 657

Nos honoraires



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## Common

Bedrooms:	8
Bathrooms:	1
Finished sq. ft.:	300 sq m

## Room details

Total rooms:	11
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## Utility details

Heating:	Yes
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX5.441.936
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