

# Toulouse red-brick country house with vast outbuildings.



## Agent Info

Name:	Sarah Day
Company	Maisons et Manoirs
Name:	
Country:	France
Experience	1994
since:	
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 249,157.32

## 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 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:

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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

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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 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

**Common**

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

**Room details**

Total rooms: 11

**Utility details**

Heating: Yes

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX5.441.936

