



## 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 249,157.32

### 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 for 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

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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