



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



### Информация об агенте

Название:	Sarah Day
Название компании:	Maisons et Manoirs
Страна:	Франция
Experience since:	1994
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (608) 891-279
Languages:	French
Веб-сайт:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 246,078.51

### Местоположение

Страна:	Франция
Почтовый индекс:	31350
Добавлено:	05.02.2024
Описание:	

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

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

Nos honoraires



## Общие

Спальни:	8
Ванные комнаты:	1
Готовые кв.м.:	300 кв м

## Room details

Total rooms:	11
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## Utility details

Heating:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.441.936

