

**FOR SALE**

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



5



3



3.8 h



284m2



YES



Ref : 84107

€ 745,000

Agency fees included and paid by seller

## Immaculate Lomagnol Farmhouse with State-of-the-Art Pool

An immaculately presented Lomagnol farmhouse situated only a few km from a market town with all amenities. A unique family home that combines old world charm with modern comfort. It comes with 3.8 ha of land that could be used for animals. Set in the middle of 6000m2 of well-established green gardens, the house immediately welcomes you starting with the lovely covered terrace. You step into a warm and cosy ambiance, where you will quickly feel at home. The large living room was once an apartment and would easily transform back into separate guest-accommodation. It is very rare to come across such a pleasant and perfect property. Immaculately renovated and beautifully presented, this is a MUST SEE.

**Sewage system** – compliant septic tank

**Heating** – gas and wood

**Taxe Foncière** – 2390€ pa

**Distance airport** – 50 mins

**Basic amenities** – 10 mins

**DPE/GES** – D 184/D 35

- Warm and welcoming
- Excellent renovation
- Lovely mature gardens
- Spacious and cosy
- Swimming pool 15m x 5m (2024)

**Location:** Departement Tarn et Garonne (82), International Airport at 50 min. Shops and services at 5 min. in Beaumont de Lomagne.

**Access:** Rural setting, surrounded by farmland. The surrounding hedge provides perfect privacy and calm although positioned next to a small country road. No close neighbours

**Layout:** Total 284 m2

Ground floor:

- Entrance hall (22m2)
- Living / dining room– 40m2 - exposed stone walls and beams – painted concrete floor with sisal carpets
- Second cozy Living room – 21m2 – new wood burner – terracotta flooring
- Kitchen – 20m2 – original fireplace – exposed beams - terracotta flooring
- Formal dining room – 18m2 – exposed beams – wooden floor on terracotta flooring
- Separate WC
- Reading room (7m2)

First floor:

- Generous landing – sisal on floorboard – with Juliette balcony
- Bedroom 1 – 20m2 – exposed beams – wooden flooring
- Bedroom 2 – 20m2 – exposed beams – wooden flooring
- Bedroom 3 – 17 m2 – with fireplace - ensuite bathroom - original wooden flooring
- Bedroom 4 – 11m2 - exposed beams – wooden flooring
- Bedroom 5 – 19m2 – exposed beams – wooden flooring
- Bathroom – 6m2 – bath and toilet – washbasin
- Shower room – 7m2
- Separate WC

**Condition:** In excellent condition. High quality renovation. Double glazing throughout. All electricity renewed. Gas central heating installation with two separated systems. Wood burners with hot air recovery. Roof and floor insulation. High standard of finish.

**Additional info:**

- Approx. 3,4 ha of meadows, ideal for horses (in use by farmer for hay bales – no contract)
- 15 x 5m pool - Top of the range (2024) - salt - electric cover
- Double height barn of 91 m2 and Garage of 35m2
- Annual tax fonciere 2390 euro
- Beautiful mature gardens with a pond
- A compliant septic tank
- Covered terrace (18m2), with roman pillars
- Fiber optics connected
- Energy rating: 184/35 - D



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website. Non contractual document.

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