

499 000 €

For sale house

10 rooms

Surface : 370 m²

Surface of the living : 37 m²

Surface of the land : 21233 m²

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptionnel

Couverture : tiles

Features :

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Portail automatique, calm

10 bedroom

3 terraces

1 bathroom

3 showers

3 WC

1 garage

10 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

20/05/2024 - Prix T.T.C



House 5305 Saint-Nicolas-de-la-Grave

Welcome to your oasis of tranquility! in the heart of an idyllic setting, this sumptuous residence. Located in a green and peaceful environment, an old farmhouse completely restored with top quality materials, extends over approximately 2 hectares of land. Offering a perfect fusion of traditional elegance and modernity, the 370 m² main house offers nine spacious rooms, including six bedrooms. As soon as you enter, you will be seduced by the charm of its bright living room, decorated with a majestic fireplace, and its fully equipped and fitted kitchen. To take full advantage of sunny days, a superb south-facing terrace invites you to relax and eat outdoors. In addition, a sumptuous master suite on the ground floor offers a privileged relaxation space, with bedroom, dressing room and a bathroom. Horse riding enthusiasts, this property will also delight you! With its horse boxes and the possibility of housing your equines on the adjacent plot of land, you will be able to fully enjoy your passion without leaving your haven of peace. In addition to the main house, a charming independent gîte offers you additional space to welcome your guests in a warm and comfortable setting. Composed of a living room with equipped kitchen, two bedrooms, a bathroom and



Fees and charges :

Castelimmobilier - 10 place de la Liberté - 82100 Castelsarrasin

499 000 € fees included

Tél: 05 63 32 73 21 - contact@castelimmobilier.com

Carte professionnelle n°N. CPI82012018000029779 - RCS 424 115 384 Montauban

Code NAF 6831Z - SIRET 424 115 384 00028 - Garantie financière : C.E.G.C. G & T n°00931GES202 : 230 000 € & n°00931TRA202 : 110 000 € -

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