



Farm in Aurignac,

31420, Aurignac, Haute-Garonne, Occitanie

* Available * 5 Beds * 1 Bath

Sale - Farm Aurignac

€358,500

Ref: 3300

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French Entrée 

Property Description

If you are looking for an idyllic and peaceful place to live in a green environment with the Pyrenees as a backdrop, then stop by!

This farmhouse is located away from view, overlooking a magnificent landscape, in the middle of the fields...

It consists of the house of approximately 205m², two stone outbuildings of 49 and 102m² and a shed on the back of approximately 150m².

You enter into a hallway leading to a first bedroom on the left, then a corridor leads you to a kitchen opening onto an east-facing living room. A double-sided wood burner heats both rooms.

A cellar is at the back of the kitchen to store your canned vegetables that you will grow in your garden(!).

Opposite the kitchen is an office with access to the first floor and a bedroom.

At the end of the hallway is a bathroom and a toilet that is functional but needs to be renovated.

On the first floor you will find 3 very nicely renovated bedrooms with exposed stonework (one of which is a passage room) and space for an additional bathroom. Significant extension possibilities to this level at the rear of the house.

Refreshments to be provided.

Adjoining, at the rear and on one level, a large old stable of 100m² which could be used to create more space.

There is a swimming pool in front of the house, heated if necessary by a heat pump to enjoy it longer in the season.

A private road at the back of the house leads to a wood with a pond. How romantic!

You cross the wood and you arrive on a (flat) meadow.

The land around the house is about 3000m².

There is a well close to the house.

The heating is provided by a wood-burning stove in the living room and electric convectors for the rest of the house. Two electric water heaters provide the hot water.

Double glazed windows throughout except for 3 single glazed windows. The walls and roof are insulated with 20 cm of glass wool.

Electricity redone about 25 years ago.

The individual sewage system needs to be brought up to standard.

The roofs and frames are in good condition on all the buildings.

A must see!

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Gallery

