



Ref : 9533CHG

## Comminges, Restored 18th century Maison de Maître

Area Blajan



Habitable : 457 m<sup>2</sup>



Usable : 1 417 m<sup>2</sup>



Land : 2,4 Ha

959 000 €

**Luxurious residence for sale Haute Garonne.** In the Comminges, beautiful restored 18th century Maison de Maître, offering about 457 m<sup>2</sup> of living space and its outbuildings in the heart of an enclosed, landscaped and shaded park of about 2.4 hectares. Property on 8 ha in total, ideal for hosting activity....

### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 3

Swimming pool : no  
Garage place : 2  
Parking space : 10  
Outbuildings : yes



Heat pump



Adsl

**Advantages :** Mansion and its outbuildings | Contemporary interior

### SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 20 mn



Elementary : 15 mn

Middle School : 15 mn

High school : 20 mn



20 mn



20 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 185,00 kWh/m<sup>2</sup>.an

Estimation des émissions 6,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

On the ground floor,  
Entrance hall 25 m²,  
Equipped kitchen 46 m²,  
Dining room 19 m²,  
Laundry room 39 m²,  
Large 48 m² living room.

On the first floor,  
4 spacious bedrooms,  
Bedroom 1 en suite:  
Bathroom with Italian shower and washbasins  
WC  
Bedroom 2 en suite:  
Bathroom with Italian shower and washbasins  
WC  
Dressing room,  
Shower room 5 m²,  
Bathroom 12 m²,  
Italian shower, WC, bidet and washbasins  
Office 17 m²,  
Wc,

On the second floor,  
2 large bedrooms, one of which is parental,  
WC.

Underfloor heating on the ground floor and radiators on the first and second floors.

Two boilers:  
Mitsubishi 2kW three-phase heat pump  
Central heating, the oil boiler can be used in addition.  
De Dietrich oil-fired boiler

Solar panels for domestic hot water

Many outbuildings:  
2 workshops,  
carport,

barn,  
garage for 3 cars  
Independent apartment to renovate.

Beautiful volumes, bright spaces.  
Residence completely renovated and tastefully furnished.  
The charm of the 18th century with a contemporary touch.  
Design Interior.  
Green setting, quiet, shaded terraces.  
Enclosed park, secured with automatic gate.  
Solar panels.  
Internet fiber.

This property offers development possibilities:  
Gîtes, reception room, events,

Are you interested ?



Marie

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