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Charming Home with Bakery

429 000 € [Gebühren an den Verkäufer]

- Referenz : AF26867
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 4
- Wohnfläche : 135 m²
- Grundstücksfläche : 200 m²
- Grundsteuer : 1 083 €



Located in an historic village less than 10 mins from Aurignac is this superb ensemble for sale comprising a home and a bakers (business and premises) with all the charm of old. The 135m² house is entirely renovated and offers a spacious living area with open kitchen and sitting room, an office, four bedrooms, two bathrooms and an intimate garden (200m²) with outbuildings. The bakers is 89m² and fully operational with a wood-fired oven in the shop front, it's preparation area and upper storage level.

This 17th century property is comprised of a 135m² habitation and an 89m² bakers, separated from each other by a passageway leading to the garden which is adorned with a superb wooden 13th century stagecoach entrance.

This configuration is ideal for a professional activity with your habitation next door, or for a rental opportunity, the commercial premises and perhaps the habitation together.

Once inside the house, there is a spacious living area, both cosy and welcoming. The 19m² kitchen is in the first alcove along two walls. The sitting room is slightly set back and maintains a pleasant intimacy with view and access to garden via a glass patio door. There is oak flooring, wooden beams, visible stone walls with lime rendering creating a cocoon-like atmosphere, accentuated by the presence of a wood burner in the middle of the room.

A small office space opens to your left, also with a view of the garden and access via a sliding patio door. There is the first of the washrooms with toilet on this floor.

Upstairs are three bedrooms (10m², 14.5m² & 16m²) and a 26m² space with mezzanine which can be

considered the 4th bedroom or study space with guest bedroom or simply a games room.

A corridor with storage cupboard serves the bedrooms, a big bathroom with natural light with both bath and shower and toilet.

An exterior 15m² wooden terrace attached to the house leads to the 200m² south-facing garden, without overlooking neighbours and is very leafy. One can imagine spending summer's evenings with friends and family. An old stone outbuilding, 80m², borders the western edge of the land and has summer sitting area and storage space.

The bakers has a 26m² shop front which is adorned with its superb wood-fired oven for the ultimate bread. The oven is a Panyol with a 2.5m diameter. The ensemble is of a remarkable professional quality and aesthetically pleasing with its old Loiselet counterweight door and blue tiles.

To the rear is the 17m² fully equipped preparation area (oblique-armed dough trough, four trolley growth chamber...). There is an attic 46m² storage room which could be organised as you wish. The dumb waiter allows transportation of sacks of flour. The label, "wood-fired" is quite rare in the region and allows you to attract a particular clientele.

Windows are PVC double glazed throughout. Heating is provided by the wood burner and elected radiators. An warm air recuperation system from the bakers allows substantial extra heating. There is an electric powered hot water storage tank. The roof could need some light work and is covered in tile. The property has an individual sewage system.

You will be 7 mins from Aurignac and 9 mins from Martres Tolosane, two villages with remarkable architecture. A64 motorway 10 mins away allows you to reach Toulouse and airport in less than an hour. Saint-Gaudens 30 mins and skiing 1h10.

ENERGIEVERBRAUCH : D (188)
TREIBHAUSGAS : A (5)