

5-room village house, 183 m2 living space. Outbuilding of 75 m2 in grounds of 603 m2.



INFORMATION

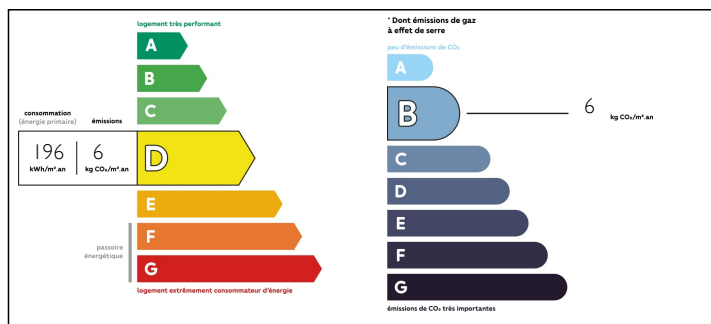
Town:	Bourg-Saint-Bernard
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	603 m2

IN BRIEF

On the Terres du Lauragais, you arrive in the town of BOURG SAINT BERNARD. The commune of Bourg-Saint-Bernard is located in the Haute-Garonne department, in the Occitanie region. Bourg-Saint-Bernard is a rural commune with a current population of 1,110. For your walks is, The lake at Bourg-Saint-Bernard is a pleasant, natural lake on the plain, perfect for a stroll or just relaxing. The village grocer's shop on the village square is less than 100 m from the house. On site, you will find - Doctor - Nurse - Physiotherapist - Post office - Tobacconist, Press, Restaurant. - Tuesday evening market. - Nursery + primary school



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

This magnificent building dates back to 1843. The current owners bought it more than 15 years ago and before that it was the village notary's office.

Garden facing south / west

This house has been renovated, i.e.

- New roof.
- Heat pump with low temperature cast iron radiators.
- Double glazing on all windows, less than 5 years old.

This house comprises an entrance hall,

- On the right-hand side, a cosy lounge with fireplace.
 - On the left is the dining room with fireplace and wood burner, which provides a very gentle temperature throughout the house. Consumption of 2 steres of wood per year. Cement tiled floor.
 - A beautiful new kitchen with quality furniture and appliances.
- Plenty of storage space and a built-in coffee machine, which is very rare in a kitchen. Window overlooking the garden and direct access to the courtyard for unloading groceries, for example.
- A shower room with toilet, floor in old TOMMETTES.
 - Cellar and utility room.

On the 1st floor, a landing leads to

- On the left, 2 bedrooms of 16 m2 and 17 m2
- On the right, 2 bedrooms of 15 m2 and 17 m2
- A bathroom with toilet and window into the courtyard.

An outbuilding to renovate on 2 levels with a floor surface area of 75 m2. Possibility of creating offices, guest rooms or gites. Direct access through the gate leading to the courtyard.

A very pleasant house, a beautiful view from...