

Super 5 bedroom village detached house and convertible barn in a calm, private location

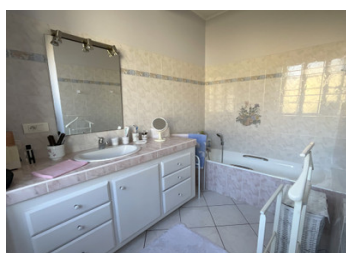


INFORMATION

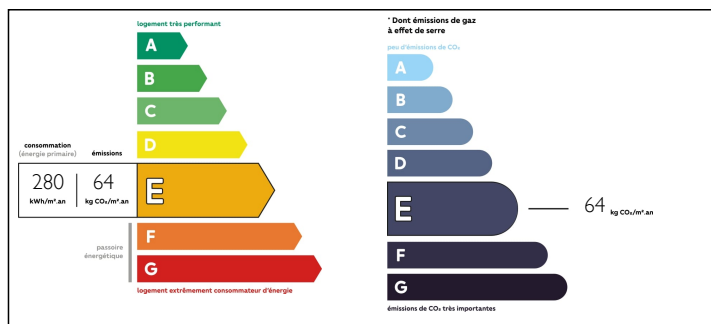
Town:	Izaut-de-l'Hôtel
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	173.03 m2
Plot Size:	5065 m2

IN BRIEF

Spacious family or holiday home with 5065m2 of flat, south facing land and a barn suitable to convert for example to a gite, B&B or potentially a business (subject to planning permission). Situated in the heart of the village with easy access to the local facilities. The house however is private and completely peaceful. The village of Izaut de l'Hotel is located: * 5 km, 7 minutes from the village of Aspet with every shop and service you require and with bars and a restaurant. There is a large market twice a week in Aspet * 25 km, 34 minutes from the ski resort Le Mourti * 22 km, 28 minutes from the Golf Course and Lake with restaurant at Montrejeau * 15 km, 19 minutes from the main town in the region, St Gaudens and access to the A64 motorway and Train Station * 98 km, 1h14 minutes from Toulouse International Airport There are...



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: 1096 EUR

NOTES

DESCRIPTION

If you are looking for a:

- * spacious family home with a barn and over 5000 of land
- * family home with the possibility of a gite or B&B or a commerce (subject to planning permission)
- * holiday home
- * property to purchase and share with friends or family
- * peaceful location yet close to facilities, shops and services
- * south facing property
- * view of the Cagire mountain

then this could be a perfect choice.

HOUSE

The house has a ground floor, first floor and attic.

GROUND FLOOR

The ground floor is tiled throughout.

You enter the property and immediately appreciate the bright and spacious living area with:

- * Open fitted equipped kitchen (dish washer, oven, extractor hood, hob, refrigerator). The kitchen has a window overlooking the river Job and a radiator.
- * Dining area with 2 windows, radiator and exposed beams.
- * Lounge with an insert fireplace, 2 windows, 2 radiators and the entrance door.

Ideal for an extended family the ground floor also has a:

- * Bedroom (1) with window, radiator and exposed beams
- * Bathroom with bath, washbasin, window and radiator
- * Separate WC