

Substantial house of 200 M2 with 4 bedrooms on the outskirts of Aurignac, dating from 1893. Originally the village grocery store, located in a small...



INFORMATION

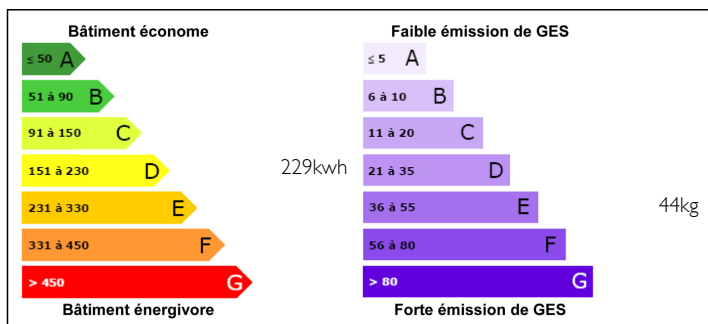
Town:	AURIGNAC
Department:	Haute Garonne
Bed:	4
Bath:	3
Floor:	201 m2
Plot Size:	3490 m2

IN BRIEF

House of character 200 M2 in a small village. Lounge with wood stove, study, second living room and a dining room, large bright kitchen equipped with access to the terrace. 4 bedrooms, 1 bathroom, 2 shower rooms, 4 WC. Several outbuildings offering great potential, 5 garages, a workshop, solar heated above ground pool, shelter with spa, on wooded grounds, intimate with its small stream. Ideal for large family, guest house or gîte in a quiet environment close to tourist sites.



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.



DESCRIPTION

The house of 200 M2 is composed on the ground floor - lounge 32 M2 with wood stove, second lounge 22 M2, dining room 22 M2, an equipped kitchen of 25 M2, laundry 32 M2, pantry of 5 M2, an office of 13 M2, toilet. An authentic staircase leads to the First floor comprising, 3 bedrooms of 18 M2, 20 M2, 20 M2, a bathroom, shower room, WC and a master suite of 16 M2 with shower room, dressing room and access to an outdoor terrace, which can also be accessed from an external spiral staircase. The terrace gives a good view of the garden, Large garage/workshop attached to the house and its attic with games room.

An outbuilding of 300 M2 with storeroom and 2 workshops, with the possibility to convert the first floor, 5 garages and courtyard.

Gardens planted with trees and shrubs, solar heated above ground swimming pool, shelter with spa, WC, 1 garden shed, a brick building with steps leading to the stream, vegetable garden and meadow.

This property will seduce you with its character, charm and potential for extension. Oil fired central heating, new micro system and fibre internet.

10 minutes to historic market town of Aurignac, ideal for restaurants cafe's shopping and schools, close to Martres Tolosane 8km and Comminges, ideal for the Jazz Festival.

Excellent access to rail motorway and airport links

LOCAL TAXES

Taxe foncière: 1020 EUR

NOTES

Airports

Toulouse Airport - 74km 50 mins

Lourdes Airport - 112km 1h10

Pau Airport - ...