

Great opportunity to acquire a village property with lots of potential, in a very popular location



INFORMATION

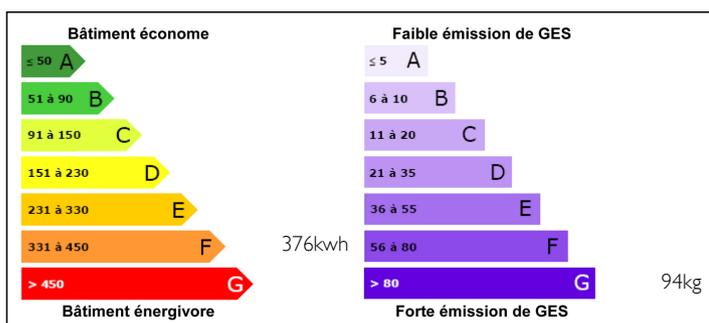
Town:	SAINT PE D ARDET
Department:	Haute Garonne
Bed:	2
Bath:	2
Floor:	96 m2
Plot Size:	427 m2



IN BRIEF

Located in the centre of a very popular village, this property offers great potential, currently comprising two units of accommodation. The main house has a large kitchen/dining area with double height ceiling. This leads on to a living room with a WC and separate shower. From the living room stairs lead up to the bedroom. The second unit has an open plan kitchen/living/dining area, which leads onto a small area with WC and shower room. There is also a double bedroom. The property has direct access to the good sized garden with mountain views and a large built in BBQ. The property also benefits from a large garage/storage area with steps that lead up to a large attic. There is potential to further develop this area if desired, and it may be possible to connect the two properties. Saint Pé d'Ardet is a very lively and popular village with a small...

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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



LOCAL TAXES

Taxe foncière: 300 EUR

NOTES