

Property with 2 semi-detached houses with 3 bedrooms each and 2 barns, on 13962 m of flat land.



## INFORMATION

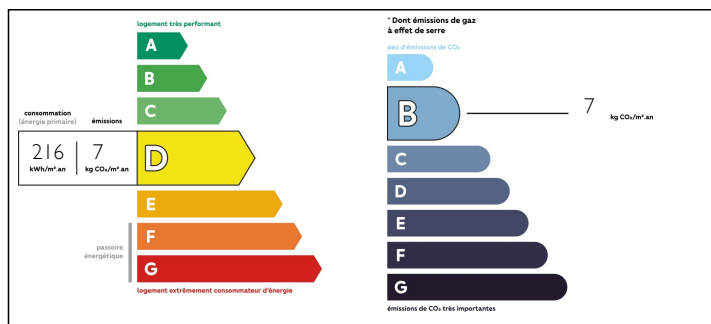
Town:	Montaut
Department:	Ariège
Bed:	6
Bath:	3
Floor:	225 m2
Plot Size:	13962 m2



## IN BRIEF

This property consists of 2 semi-detached houses and 2 barns, with 13962 m<sup>2</sup> of flat land. The houses are 120 m<sup>2</sup> and 100 m<sup>2</sup> in size and open directly onto a pretty garden of 353 m<sup>2</sup>. They both have 3 bedrooms, a living room, a kitchen and a shower room. The larger one also has a second bathroom, a large attic and a wood-burning stove. The barns on the large 13250m<sup>2</sup> plot are in good condition and could represent superb potential for garages, workshops or miscellaneous storage. There is no CU for these buildings, but they would be of real interest to someone with an agricultural project: as well as having very good land suitable for market gardening, this plot has its own well and several fruit trees. With its rental potential, you can earn money straight away with this property and amortise your purchase. More information on our website: A24553NIL09

## 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

Property consisting of 2 semi-detached houses and 2 barns, with 13962 m<sup>2</sup> of flat land.

The houses are 120 m<sup>2</sup> and 100 m<sup>2</sup> in size and open directly onto a pretty, unoverlooked garden on a 353 m<sup>2</sup> plot.

The first house comprises a small entrance hall leading to an 8.8 m<sup>2</sup> kitchen, a 36 m<sup>2</sup> L-shaped living room and a staircase leading to the first floor where there are 2 bedrooms of 13.5 m<sup>2</sup> and a larger bedroom of 17.5 m<sup>2</sup> with its 5 m<sup>2</sup> toilet; an 8 m<sup>2</sup> shower room completes the first floor. Finally, a 36 m<sup>2</sup> attic offers further potential for storage.

The second house comprises a large living room with a 35 m<sup>2</sup> fitted kitchen, 2 bedrooms on the first floor (14.5 m<sup>2</sup> and 17.5 m<sup>2</sup>) and a 6.5 m<sup>2</sup> bathroom. The second floor has a 25 m<sup>2</sup> bedroom and a 2 m<sup>2</sup> toilet.

Both houses open onto a pretty, enclosed, grassed garden.

The barns are on the large 13250 m<sup>2</sup> plot and measure 130 m<sup>2</sup> and 120 m<sup>2</sup>. They are in good condition and could represent superb potential for garages, workshops or miscellaneous storage. There is no longer any planning permission for these buildings, but they would be of real interest to someone with an agricultural project: as well as having very good land that could be used for market gardening, this plot has its own well and several fruit trees.

A third plot of 360 m<sup>2</sup> also has a well and could be...

## NOTES