

UNDER OFFER/Habitable house for renovation on 2800 sqm fenced garden and garage



INFORMATION

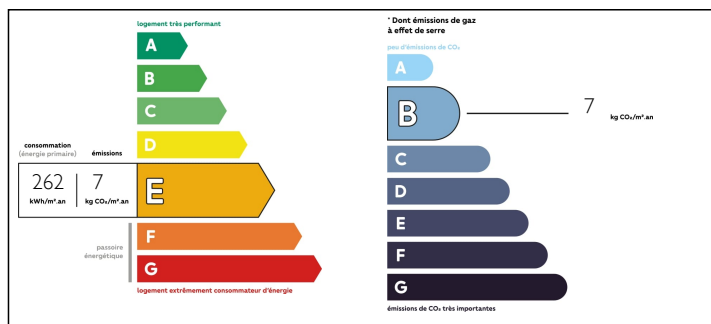
Town:	Martres-Tolosane
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	2800 m2

IN BRIEF

House for renovation, with demolition works for the adjacent building (old extension in very bad state), plot with trees of 2800 sqm with a garage



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

Villa built in the 80's of approx. 170 sqm habitable space

Ground level :

- 1 entrance
- 1 wc
- 1 laundry room
- 1 shower room
- 1 kitchen
- 1 lounge / dining area with wood insert in the fire-place
- wine cellar

1st floor :

- 2 bedrooms, one with terrace
- 1 bathroom
- 1 room / study
- attic

2nd floor : 1 room for renovation, access by stairs outside

Garden of 2800 sqm, one area with planning permission, and independant garage

Other adjacent dependances for demolition (bad state)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **841 EUR**

NOTES