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Ref: 120868LCA31 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

Beautifully renovated townhouse in the foothills of the Pyrenees.















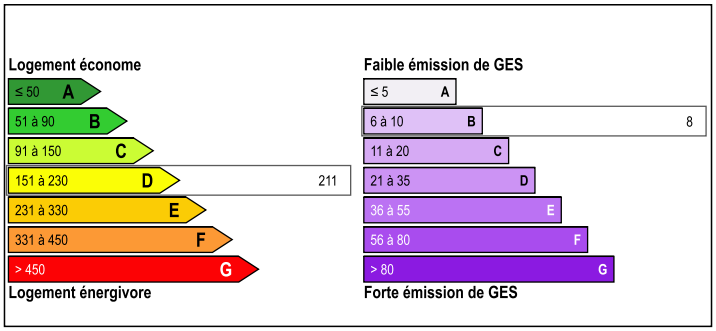
INFORMATION

Town:	Montréjeau
Department:	Haute-Garonne
Bed:	4
Bath:	3
Floor:	360 m2
Plot Size:	0 m2

IN BRIEF

Stunning 'maison bourgeoise' townhouse built between the late 1700's – early 1800's with 5 floors including 4th floor attic with spectacular mountain views and an underground cellar. It comes complete with private courtyard, terrace and garage. An absolute must see!

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.

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LOCAL TAXES

Taxe foncière:	**2017 EUR**

NOTES

DESCRIPTION

There are 2 entrances on 2 different streets with parking for 1 car at the front and 2 cars behind the garage (and one inside). The house comes with a shop currently rented out to a pharmacy.

THE GROUND FLOOR - When you enter from the front door there is a long corridor of black and white mosaic tiles, which opens out into a grand atrium which I use as a lobby - 15 M2 (not incl staircase). Off this lobby there is an oak staircase, a toilet, a room under the stairs which houses the gas and water meters and a window and door into the kitchen .

Going through into the kitchen, you find a fully fitted kitchen with pantry/storeroom which houses the washing machine, a working woodburner in the fireplace and a window and door to the private courtyard which faces south. A lot of the cabinets are vintage as are the chairs, table, Italian designer lampshade etc. Lots of original stonework, brickwork and wooden beams – 40m2.

*NOTE – Most of the fixtures and fittings in the house are vintage including Bakelite light switches and porcelain door handles. Also most rooms in the house have original cornicing, ceiling roses, Louis XIV fireplaces, architrave around the fireplaces, coats of arms, built in shelving, wooden panneling, inside shutters etc. All rooms have original oak flooring however they have recently been carpeted to give more light. Half the windows are double...