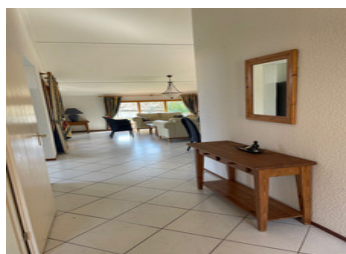


1 H from Toulouse, Single-storey villa of 114 sqm, 4 beds, 2 baths, garden of 729 sqm, 5 mn from all amenities



INFORMATION

Town:	Samatan
Department:	Gers
Bed:	4
Bath:	2
Floor:	114 m2
Plot Size:	729 m2



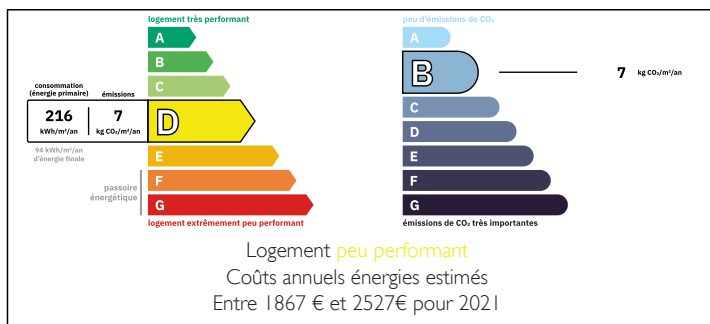
IN BRIEF

In a secured residential parc (barriers at the entrance and exit) Single-storey villa built in 2000 with a natural fenced garden of 729 sqm.

Large entrance hall, comfortable lounge/dining area, fully fitted kitchen, 4 bedrooms, 2 bathrooms, 2 toilets, storage room.

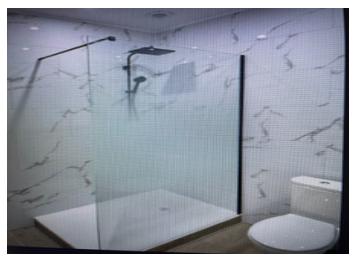
1 hour from Toulouse and 5 minutes from all amenities.

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 villa has been built in a residential parc with mature trees with 3 pools, sports areas (volley ball, football, balls, mini-golf), large common garage and workshops, serviced and kept all year round. Access and exit barriers with remote controls.

Composition of the villa :

- entrance hall : 12.77 sqm
- lounge/dining area : 31.72 sqm
- fitted kitchen : 8.91 sqm
- night landing area : 6.33 sqm
- storage room : 7.20 sqm
- bathroom with bath/shower/toilet/sink : 4.87 sqm
- independant toilet : 1.06 sqm
- bedroom 1 : 10.18 sqm
- bedroom 2 : 9.89 sqm
- bedroom 3 : 11 sqm
- bedroom 4 : 14.53 sqm with en-suite of 3.48 sqm (shower : 0.96 x 0.76 m)

LOCAL TAXES

Taxe foncière: 1300 EUR

Heating with electric radiators, floor heating in the lounge and kitchen

Double glazed wooden windows.

Garden : 729 sqm

Car space in front of the villa.

Large common garage 3 mn walking distance.

3 terraces.

NOTES

Annual residential fee (voted in general assembly) : 2120€

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