

IH from Toulouse, 5 mn Aurignac, hamlet detached house, garden, pool, meadows, woods, outbuildings



INFORMATION

Town:	Aurignac
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	49244 m2



IN BRIEF

Character detached country home nestled in the centre of a hamlet, with open views on the countryside, 6 minutes from Aurignac (amenities, schools, etc.).

Quiet country settings with lots of pathways for walks, streams and a spring with ancient washhouse 5 minutes from the house.

148 sqm habitable space, 4 bedrooms, 2 bathrooms, 2 toilets.

Swimming-pool 8m X 4m (chlorine treatment)

2 hangars/vehicules shelters

Dependences : 1 building (former barn) to be renovated/transformed into an extra dwelling (ground floor used as a workshop/tools storage)

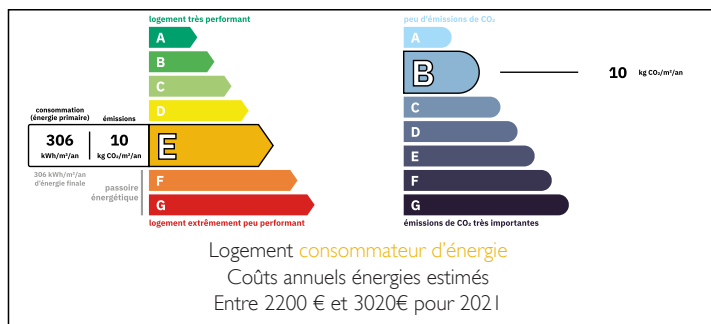
Small wooden workshops/garden sheds

Plot of land in front of the house of 1903 sqm, South exposure

Meadows edged by a stream in front of the house of 2HA45

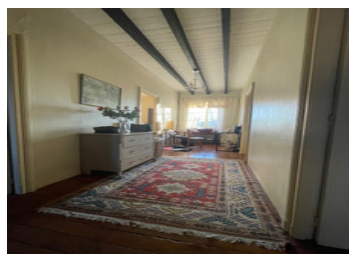
Wood plot of 2HA18 (5 minutes from the house)

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1099 EUR

NOTES

DESCRIPTION

Village property situated in the heart of a quiet hamlet, only 6 minutes from Aurignac, composed of the main house, the former barn to be renovated, 2 open hangars, garden sheds, a swimming-pool.

The size of the garden in front of the house is of 1903 sqm, then 2 meadows edged by a clear water stream represent 2HA45 in surface (ideal for horses). The land is higher than the stream.

An access pathway to one of the meadow is of 1051 sqm and a wood (5 mn away) represents 2HA18 in surface.

Composition of the main house :

Ground floor :

- entrance hall : 13.79 sqm
- lounge room with wood stove : 21 sqm (height of ceiling : 2.48 m)
- dining room with wood stove : 17.53 sqm
- fitted kitchen : 10.53 sqm
- toilet with sink (under stairs) : 1.09 sqm
- room/bedroom : 9.95 sqm

Wooden staircase leading to the 1st floor and wooden floor :

- landing : 7.49 sqm
- bedroom 1 : 13 sqm (height of ceiling 2.95 m)
- bedroom 2 : 20.75 sqm
- bedroom 3 : 20.15 sqm
- bathroom 1 : bath/sink/wc : 5.04 sqm
- bathroom 2 : shower/sink/hot water tank : 8 sqm

Convertible attic : 7.90 m X 10.82 m : 85.45 sqm (height of ceiling 3 meters)

Outbuildings :

- hangar 1 : 60 sqm (roof height 3.62 m)
- hangar 2 : 63 sqm (roof height at the lowest 2.95 m)
- former barn/building for renovation : 5.76 m X 15.57 m (89.68 sqm X 2) ground...