LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34220MAE31 Price: 275 000 EUR

agency fees to be paid by the seller

1H from Toulouse, 5 mn Aurignac, hamlet detached house, garden, pool, meadows, woods, outbuildings







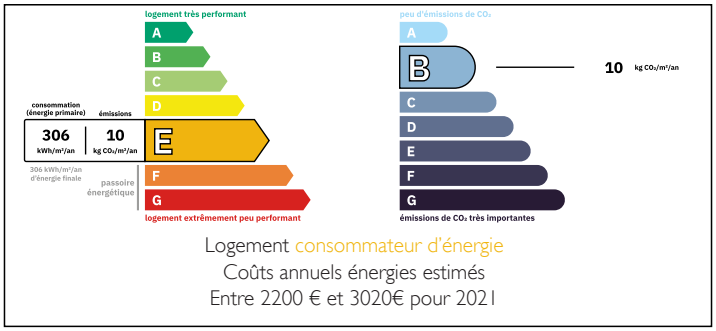








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2200 € et 3020€ pour 2021

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)

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:	**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 ceilling : 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 ceilling 2.95 m)
- bedroom 2 : 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 ceilling 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...