

IH from Toulouse, 10 mn from Aurignac, villa with 2 appts, open views, land 2590 sqm, quiet country settings



INFORMATION

Town:	Aurignac
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	145 m2
Plot Size:	2590 m2



IN BRIEF

Villa built in the 90's on a plot of land of 2590 sqm on a dominant position with open views, in a quiet hamlet.

The property is composed of a single-storey apartment (top) of approx. 75 sqm with 3 bedrooms, and a gite (below) of approx. 70 sqm with 2 bedrooms with en-suite shower-rooms/wc.

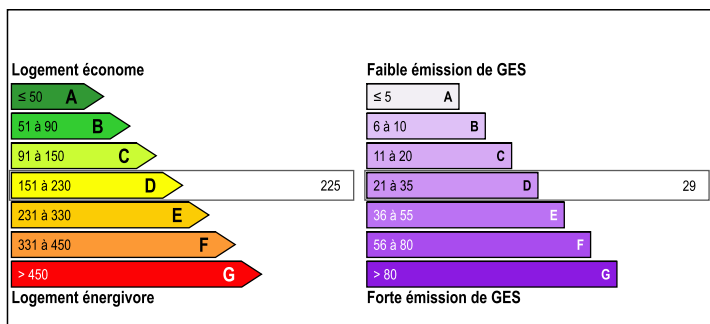
Workshop, storage room and large entrance room on garden level of approx. 45 sqm.

Indoor and outdoor stairs for access to the gite.

Wooden garden shed of approx, 6 sqm

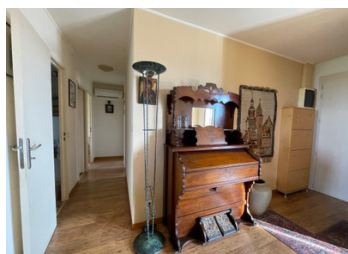
Fiber internet

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: 911 EUR

NOTES

DESCRIPTION

Situated in a hamlet of 5 houses at 10 mn from Aurignac, this villa offers open views (360°) on the countryside.

Composition of the top flat (approx. 75 sqm) :

- entrance/lounge/dining/fitted kitchen : 38 sqm with South facing terrace of 50 sqm and North facing terrace of 33 sqm
- corridor to night space : 3.24 sqm
- toilet with sink : 1.27 sqm
- shower-room with sink : 4.27 sqm
- bedroom 1 (large cupboards) : 9 sqm
- bedroom 2 : 10 sqm
- bedroom 3 : 11 sqm

Heating : efficient belgian oil system stove with outside pipe for fumes

Electric radiators in the bedrooms

Reversible air conditioning

Mosquito net at all windows

Single-glazing windows in the top flat

Double-glazing windows in the ground flat

Indoor stair case to the gite

Composition of the gite (approx, 60 sqm habitable space), garden level on the North side :

- workshop : 15.74 sqm
- storage room : 17.53 sqm
- entrance : 9 sqm

- dining/lounge room : 18.49 sqm
- fitted kitchen : 8.79 sqm
- bedroom 1 : 9.19 sqm
- en-suite bath with shower and wc : 3.51 sqm
- bedroom 2 : 9.69 sqm
- en-suite bath with shower and wc : 3.42 sqm
- storage room : 1.99 sqm
- corridor : 2.80 sqm

UPVC double-glazing windows

Large tiled terrace of 32 sqm with access to the garden

(This gite is rented in the summer with an income