

IH from TOULOUSE, 10 mn from AUCH centre, character property for renovation on 8475 m of fenced garden



INFORMATION

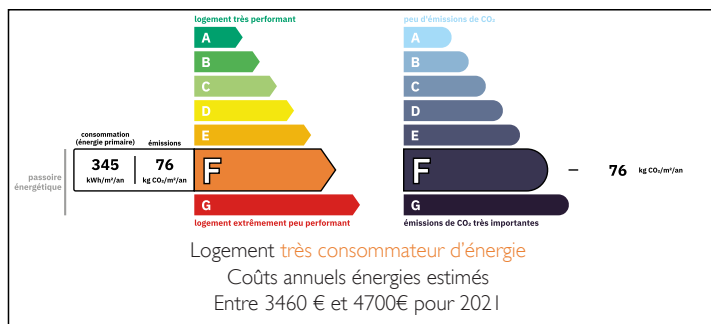
Town:	Auch
Department:	Gers
Bed:	4
Bath:	2
Floor:	300 m2
Plot Size:	8475 m2

IN BRIEF

XIXth-XXth century farm partly renovated on a plot of land of 8475 sqm (with planning permission), situated 10 minutes from the centre of Auch and near an agricultural college (on a dominant position). The house has an habitable space of 172 sqm (in the course of renovation), a part to be finished (former barn with slidding window) of 132 sqm, and adjacent part of 50 sqm to be completely renovated. A hangar of 77 sqm is next to the house. Old dependences with L shape like pigsty, chicken coops, etc. are in need of renovation (approx. 85 sqm).

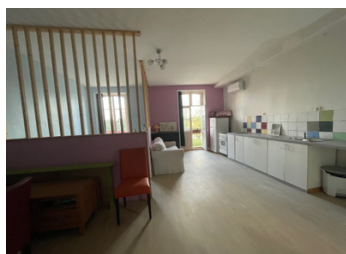


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1290 EUR

DESCRIPTION

Lay-out of the property :

Fenced plot of land of 8475 sqm

The main house of 172 sqm is composed of :

Ground floor :

- 1 entrance with original wooden stair case : 9.60 sqm
- 1 wc/sink/shower : 2.88 sqm
- 1 kitchen/lounge with wood burner in fire-place : 27.53 sqm

1st floor :

- landing with original wooden floor : 5.43 sqm
- 1 studio flat with sleeping area + kitchen : 32.60 sqm and en-suite bathroom (shower/sink/wc) : 4.64 sqm
- corridor : 14.56 sqm with window on hangar
- 1 independent toilet
- 1 bathroom (bathtub/sink) : 10.94 sqm
- 1 room to be a studio : 25.29 sqm
- bedroom 1 : 18.92 sqm
- bedroom 2 : 19 sqm

Access to the area in need of full renovation by staircase (1/2 way)

- room 1 : 18.85 sqm
- room 2 with independent entrance, windows and open fire-place : 31.20 sqm

Former barn (lower level) with sliding bay window :

- room 1 : 26.22 sqm
- room 2 : 56.14 sqm

Old outbuildings for complete renovation : 85 sqm

Heating : wood burner in open fire-place (in the kitchen) + air/water heat pump for 7 radiators
3 reversible heat/AC splits

Sewage : connected to main drainage

NB : insulated attic (on floor) important height under roof

NOTES