LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41606MAE32 Price: 265 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (252 400 EUR without fees)

1H from TOULOUSE, Renovated XIXth century house of 160 sqm habitable space on 1416 sqm of garden















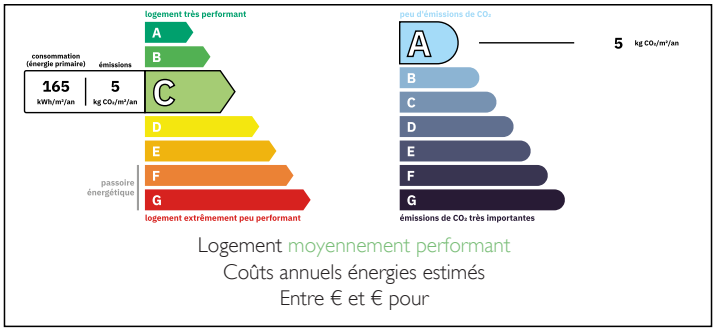
INFORMATION

Town:	Saramon
Department:	Gers
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1416 m2

IN BRIEF

Situated on the edge of a tranquil hamlet, on top of a hill with open views on the country side and the Pyrenees mountains, this 19th century entirely renovated house has a living space of 160 sqm on a fenced garden of 1416 sqm.
The house has a very large terrace on the South with access by a large room/veranda.
Large entrance hall.
Fitted kitchen with a double-orientation wood insert (kitchen and dining area).
3 bedrooms, 2 bathrooms, 2 toilets, a room with independent access to be finished.
Exposed beams.
Heating by heat pump air/water + wood insert.
Double-glazing UPVC windows.
Sheds in the garden.
Up-dated septic tank.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

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: **1046 EUR**

NOTES

DESCRIPTION

Composition of the property :

Ground floor :

- entrance hall : 10 sqm
- fitted kitchen : 16 sqm (with double-orientation wood stove)
- dining-area : 16 sqm
- room/heated veranda : 28 sqm with access to the large terrace with Pyrenees views
- room/lounge : 16 sqm
- bathroom with shower and sink
- independent toilet
- dressing area
- wine cellar
- room/utility/storage with independent access (for finishing works)

1st floor :

- mezzanine : 15 sqm
- bedroom 1 : 22 sqm
- bedroom 2 : 22 sqm
- large bathroom with tub, sink, toilet

Heating by heat pump air/water and wood stove (kitchen and dining-area)
Double-glazed UPVC windows
Up-to-date septic tank

Exposed beams
Fantastic views on the Pyrenees mountains and country side
Fenced garden
Beautiful south facing terrace with views
Quiet country settings

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