

## CHARACTER RENOVATED VILLAGE HOUSE/FULL OF LIGHT/4-5 BEDS/3 BATHS/BEAUTIFULLY MAINTAINED/SOUTH FACING GARDEN



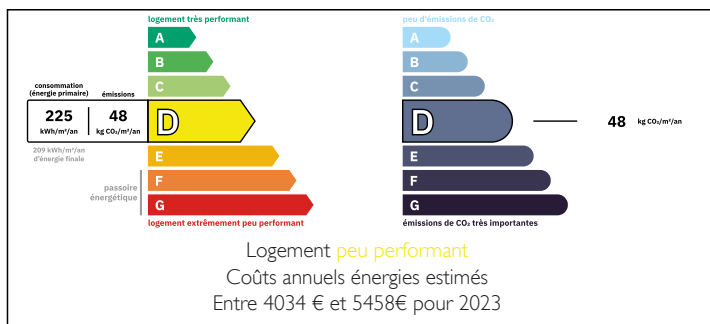
## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Boulogne-sur-Gesse |
| Department: | Haute-Garonne      |
| Bed:        | 5                  |
| Bath:       | 3                  |
| Floor:      | 178 m2             |
| Plot Size:  | 2323 m2            |

## IN BRIEF

Beautifully renovated character village house combining authentic charm with modern comfort — ideal for those seeking a turnkey home with garden and views. This light-filled and spacious property is move-in ready, offering original features and practical living. The entrance hall showcases original tiles and a turned oak staircase. On one side are a generous eat-in country kitchen with woodburner and adjoining utility room, while on the other side is a delightful living room with woodburner. To the rear of the ground floor there is a study/5th bedroom and a shower room with WC. Upstairs are four double bedrooms and two bathrooms, one suitable for en-suite use. Additional features are double glazing, oil-fired central heating, a large terrace for outdoor dining, an atelier/workshop, a garage, a wood store and a well. Located in a quiet and attractive setting, just...

## 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: 1309 EUR**

**Taxe habitation: 912 EUR**

## NOTES

## DESCRIPTION

This is an easy decision for a discerning buyer. Comfort, charm, light and space in an exceptionally well-maintained home that requires no work. The south-facing mature garden extends down toward open fields and enjoys lovely valley views, providing a peaceful rural atmosphere. There is plenty of room to install a pool. The house is perfectly positioned for a primary residence or holiday home.

### ROOM MEASUREMENTS - GROUND FLOOR

Entry Hall - 16m<sup>2</sup> - original tiled floor and radiator

Kitchen - 26m<sup>2</sup> - tiled floor, woodburner, 2 radiators, 2 windows.

Utility Room - 10.50m<sup>2</sup> - tiled floor, 2 windows

Living Room - 27.50m<sup>2</sup> - 2 radiators, 1 window, woodburner

Study/5th Bedroom - 10.25m<sup>2</sup> - 1 radiator, 1 window.

Shower/WC - 3.50m<sup>2</sup>

### FIRST FLOOR

Main bedroom - 24.50m<sup>2</sup> 2 windows,, 1 radiator

Bathroom (en-suite) - 9.38m<sup>2</sup> - 1 window, 1 radiator

Bedroom 2 - 11.15m<sup>2</sup> - 1 radiator, 1 window.

Bedroom 3 - 12m<sup>2</sup> - skylight window

Bedroom 4 - 11.50m<sup>2</sup> - 1 window, 1 radiator

Bathroom - 5.10m<sup>2</sup> - 1 window, 1 heated towel rail, bath

WC - 1.20m<sup>2</sup>

Back Landing - 7.24m<sup>2</sup> - 1 radiator

### EXTERIOR / OUTBUILDINGS

Garage - 18m<sup>2</sup> double doors

Atelier/Workshop - 29.45m<sup>2</sup> (boiler & oil tank)

Wood store

Terrace - south facing

Well with outside tap

Garden - south facing with views across the fields and valley.

### TECHNICAL SPECIFICATIONS

Oil Fired Central Heating - tank and boiler in