LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42565GT31 Price: 199 999 EUR

agency fees to be paid by the seller

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

EXCLUSIVE















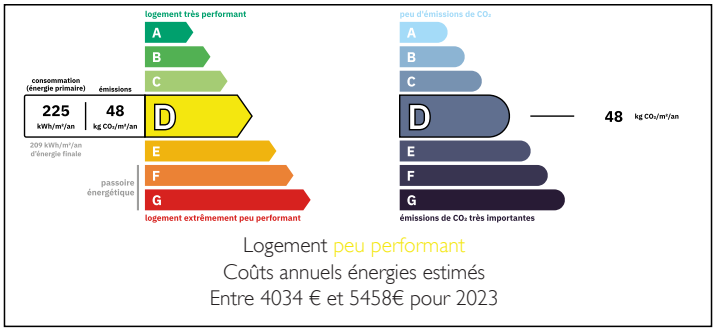
INFORMATION

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



Logement peu performant
Coûts annuels énergies estimés
Entre 4034 € et 5458€ pour 2023

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:	**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 - 16m2 - original tiled floor and radiator
Kitchen - 26m2 - tiled floor, woodburner, 2 radiators, 2 windows.
Utility Room - 10.50m2 - tiled floor, 2 windows
Living Room - 27,50m2 - 2 radiators, 1 window, woodburner
Study/5th Bedroom - 10,25m2 - 1 radiator, 1 window.
Shower/WC - 3,50m2

FIRST FLOOR
Main bedroom - 24,50m2 2 windows,, 1 radiator
Bathroom (en-suite) - 9,38m2 - 1 window, 1 radiator
Bedroom 2 - 11,15m2 - 1 radiator, 1 window.
Bedroom 3 - 12m2 - skylight window
Bedroom 4 - 11.50m2 - 1 window, 1 radiator
Bathroom - 5,10m2 - 1 window, 1 heated towel rail, bath
WC - 1,20m2
Back Landing - 7,24m2 - 1 radiator

EXTERIOR / OUTBUILDINGS
Garage - 18m2 double doors
Atelier/Workshop - 29,45m2 (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