LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43685NIL09 Price: 155 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (145 500 EUR without fees)

SOUS COMPROMIS - Charming village house, with a lovely enclosed, peaceful and shaded garden

EXCLUSIVE















INFORMATION

Town:	Moulis
Department:	Ariège
Bed:	4
Bath:	1
Floor:	163 m2
Plot Size:	80 m2

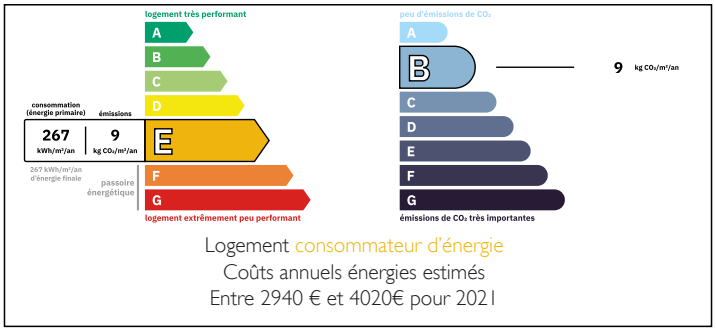
IN BRIEF

SOUS COMPROMIS - This charming village house would be perfect for a family. It is spacious, with two living rooms and four bedrooms, and its lovely enclosed and shaded garden ensures that everyone can find their own space.

The house has benefited from a quality renovation in recent years, with particular attention paid to the roof, insulation, and the creation of three bedrooms and a proper kitchen. While a few finishing touches are still required, the renovation has preserved the character of the property, and there is still further potential for improvement, including the possible creation of a bathroom on the first floor.

The location is excellent, as is the orientation. It offers the opportunity to enjoy life in a lively village, close to nature, while being just a short distance from Saint-Girons.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2940 € et 4020€ pour 2021

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: **1161 EUR**

NOTES

DESCRIPTION

This charming village house would be perfect for a family. It is spacious and arranged over a ground floor and two upper levels.

On the ground floor, you enter into a large 23 m² room that could serve as a dining area. Just next to it is a 23 m² living room. You will then find a newly fitted 20 m² kitchen, as well as a bathroom that still requires renovation.

On the first floor, a welcoming 22 m² sitting room forms the central space and leads to a lovely 22 m² bedroom, a second bright bedroom of around 15 m², and an additional room that would be ideal for creating a new shower room.

On the second floor, two bedrooms of 14.5 m² and 8 m² provide comfortable space for children or guests.

To the rear of the house, the charming enclosed garden of approximately 80 m² is easy to maintain and offers a very pleasant space for relaxation.

The house has benefited from a thoughtful renovation in recent years, with particular attention paid to the roof, insulation, and the creation of three bedrooms and a proper kitchen. While a few finishing touches are still required, the renovation has preserved the character of the property and there remains further potential for improvement, including the possible creation of an additional bathroom on the first floor.

The location is excellent, as is the orientation. It allows you to enjoy life in a lively village, close to nature, while being just a...