LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44300MAE32 Price: 112 000 EUR

agency fees to be paid by the seller

1H from TOULOUSE, 15 mn from AUCH, stone village house with detached fenced garden of 320 sqm















INFORMATION

Town:	Auch
Department:	Gers
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	320 m2

IN BRIEF

On top of a beautiful village, stone house for renovation of 107 sqm habitable space, with dettached garden of 320 sqm at 50 meters.
Open views.
Village with primary school and Post Office.
The house has 1 access on the Nord side with an entrance, 1 wc, a lounge, a large living/kitchen area, 2 bedrooms on the 1st floor, a bathroom with sink, bidet, bath and shower on level -1 (South access).
Good structural condition of the house.
No heating.
Main drains.
Single-glazing wooden windows.
It is possible to create a shower-room between the 2 bedrooms on the 1st floor.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Layout of the house with surfaces :
Ground floor :
- entrance (North access) : 5.90 sqm
- wc : 1.25 sqm
- lounge/room : 10.40 sqm (North)
- kitchen/living area : 21.50 sqm (South)

1st floor :
- 1 bedroom : 18.18 sqm (North)
- 1 bedroom : 26.56 sqm (South)

Level -1 (with South access) :
- 1 room (with walls made of rock) : 18.52 sqm
- 1 bathroom (sink, bath, shower, bidet) : 5.53 sqm

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

LOCAL TAXES

Taxe foncière: **479 EUR**

NOTES