LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44302MAE32 Price: 167 000 EUR

agency fees to be paid by the seller

1H TOULOUSE, 15 mn AUCH. 1972 house in center of village with garden and garage, dependences, for renovation















INFORMATION

Town:	Auch
Department:	Gers
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	800 m2

IN BRIEF

House built in 1972 on the remains of the old farm with fenced garden of 800 sqm, garage and dependences.

The property consists of a main house and an adjoining independent dwelling opening onto an outbuilding with access to the garden via stone stairs (garden raised above the ground floor).

Another dependence is located at garden level, behind the house.

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.

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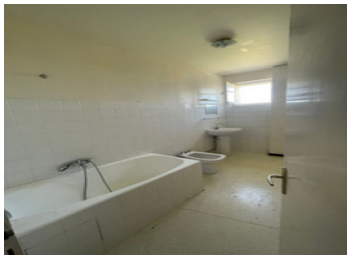
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LOCAL TAXES

Taxe foncière: **768 EUR**

NOTES

DESCRIPTION

Composition of the property :

Main house of 101 sqm habitable space with :
Ground floor :
- 1 entrance : 7.17 sqm
- 1 wc : 1.55 sqm
- 1 kitchen : 11.55 sqm
- 1 cupboard : 2.22 sqm
- 1 lounge : 27.87 sqm

1st floor :
- landing area : 9.98 sqm
- cupboard : 2.08 sqm
- bedroom 1 : 14.70 sqm
- bedroom 2 : 9.52 sqm
- bedroom 3 : 9.63 sqm
- bathroom : 4.63 sqm (sink, bidet, bath)

Garage (outside access on side of house) : 17.11 sqm

Independent lodging of 23.20 sqm :
- kitchen : 11.28 sqm (ground floor)
- bedroom : 11.92 sqm (1st floor with access by metal stairs outside in the dependence)

Adjoining dependence of 50.95 sqm with :
- 1 wc : 1.82 sqm
- 1 shower cabin : 1.47 sqm
- ancient stone sink

Access to the upper level garden by stone stairs
2nd dependence on garden level at the back of the house of 25.32 sqm
Fenced secret garden of 800 sqm

No heating
Wooden single-glazed window
Main drains

NB : another stone house of 101 sqm is available for sale at 20 meters from this one (same owner)

Information about risks to which this property is