

IH Toulouse, 15 mn Aurignac, single-storey villa, 4 beds, bath, kitchen, lounge, dining area, pool, on 5 HA



INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	154 m2
Plot Size:	48700 m2



IN BRIEF

Single-storey villa of 154 sqm habitable space, built in 2008 on top of a hill with open views on the country-side and the Pyrenees mountains.

Exposed beams in the living area, open kitchen, lounge, utility room, toilet, 4 bedrooms, bathroom (walk-in shower + bath + double-sink), large entrance.

Covered terrace and mature trees nearby.

Double glazing UPVC bay windows

Private access.

All amenities within a 15 minutes drive.

Heating by reversible heat pump air/water (ground).

Thermo-dynamic hot water production.

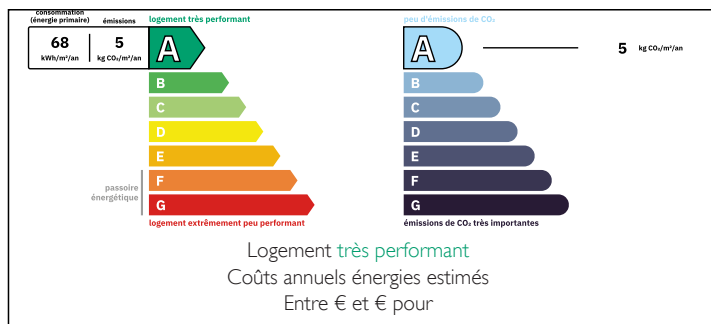
Pool of 9 m X 4 m, depth 1.50 m on all the surface.

Wooden shed for pool technical equipment.

Land (meadows for hay) of 4 HA 87 in one piece.

NB : less land can be adjusted.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 851 EUR

NOTES

DESCRIPTION

Composition of the property :

Single-storey villa of 154 sqm habitable space, built in 2008 :

- spacious entrance with bay window : 10 sqm
- living area : 42.50 sqm (with ready to use pipe for wood stove)
- fitted kitchen : 16.28 sqm
- utility room : 10 sqm
- bedroom 1 : 15.46 sqm (with dressing/storage cabinets)
- bedroom 2 : 14.61 sqm
- bedroom 3 : 13.59 sqm
- bedroom 4 : 13.71 sqm
- bathroom (with bath, walk-in shower and double-sink) : 6.90 sqm
- wc : 4.10 sqm
- landing area (bedroom area) : 6.94 sqm
- covered terrace : 18.09 sqm

Septic tank

Heating by reversible heat pump air/water + cooling system for the summer underfloor

Pool of 9 meters X 4 meters, depth 1.50 meters all over (chlorine water treatment) with wooden deck

Machinery wooden shed

Land in one piece of 4 HA 87

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