

IH TARBES, 15 mn St GAUDENS - AURIGNAC - BOULOGNE/GESSE, country house for renovation on 18HA adaptable



INFORMATION

Town:	Boulogne-sur-Gesse
Department:	Haute-Garonne
Bed:	5
Bath:	1
Floor:	205 m2
Plot Size:	180000 m2

IN BRIEF

A former farmhouse built in 1743, situated on 18.86 hectares of contiguous land (meadows and woods), in need of renovation.

Living area: 205 m² + 151 sqm of convertible space

Outbuildings: 306 m²

Sound structure; roof redone and reinforced 20 years ago.

Convertible attic space.

Oil-fired central heating.

Septic tank in working order but not up to date.

Fruit trees.

The property is sold with :

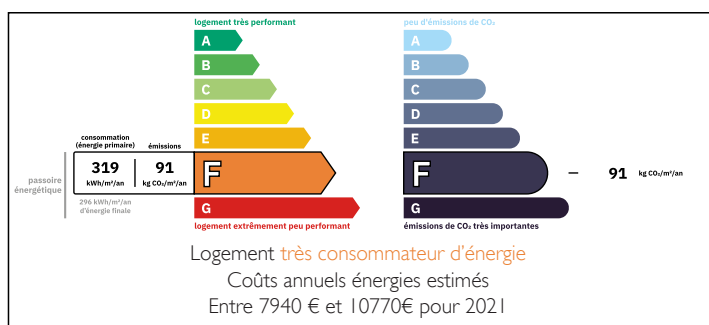
- the furniture inside the house
- the tractor, lawn-mower and various equipments, tools.

No agricultural agreement on the land.

Access to the property by a small country road.

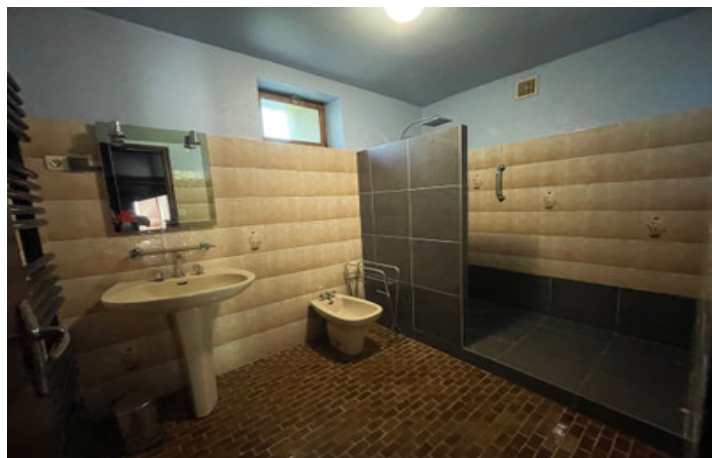
The land surface can be adapted to purchaser's needs.

ENERGY - DPE



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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: 1528 EUR

NOTES

DESCRIPTION

Layout of the property:

Residential house

Ground floor:

Main entrance: 20 sqm

Living room: 34 sqm

Utility room: 9 sqm

Kitchen: 14 sqm

South entrance: 6 sqm

Bathroom: 6 sqm

Laundry room/utility room: 13 sqm

Laundry room with toilet: 10 sqm

1st floor:

Landing: 3 sqm

Bedroom 1: 11 sqm

Bedroom 2: 16 sqm

Toilet cabinet (between bedrooms 1 and 2): 2 sqm

Bedroom 3: 13 sqm

Bedroom 4: 18 sqm

Bedroom 5: 12 sqm

Wooden floors

2nd floor:

Convertible attic space

Attic 1: 100 sqm

Attic 2: 52 sqm

Outbuildings

Former sheepfold: 130 sqm

Former stable: 50 sqm

Former dovecote: 31 sqm(ground floor + 1 storey)
in need of renovation

Open hangar : 95 sqm

Wooden windows : single and double-glazed

Oil-fired central heating

Septic tank in working order but non-compliant

Distances from :

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