LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46527AK31 Price: 155 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (145 000 EUR without fees)

Village house offering 158 m of living space over two floors, with a full basement, barn, 1,290 m of land







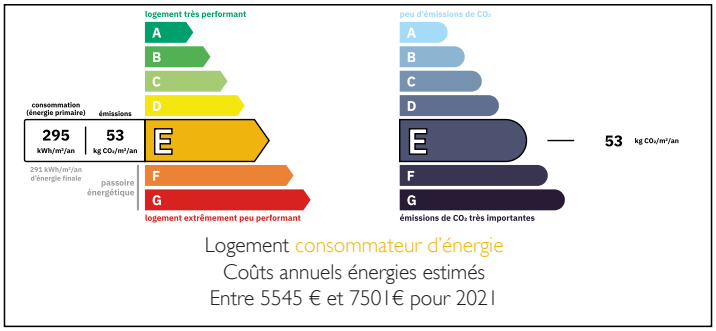








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5545 € et 7501€ pour 2021

INFORMATION

Town:	Arbas
Department:	Haute-Garonne
Bed:	5
Bath:	1
Floor:	158 m2
Plot Size:	1290 m2

IN BRIEF

Charming Character Town House – 158 m² with Full Basement, Barn and 1,290 m² of Land

Ideally located in the heart of the town, this attractive character property offers approximately 158 m² of living space and sits on a fully enclosed 1,290 m² plot. With generous room sizes and excellent potential, it is perfectly suited as a family home, a holiday property, or even a bed and breakfast business.

Accommodation
First Floor
Welcoming entrance hall.
Bright living room.
Separate kitchen.
Spacious dining room, ideal for entertaining.
Two bedrooms.
Shower room.
Internal staircase providing direct access to the full

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:	**979 EUR**

NOTES

DESCRIPTION

Second Floor
Three additional bedrooms.
Kitchen area, ideal for preparing breakfasts or easily adaptable to suit your needs.
Potential to create a second shower room or family bathroom.
Basement

The full basement of approximately 95 m² is divided into four separate areas, including:

A laundry room.
Several storage areas, a workshop and cellar space, offering excellent versatility.
Outbuildings

A detached 80 m² barn provides numerous possibilities, including a garage, workshop, storage, or conversion into additional accommodation (subject to the necessary planning permissions).

Features
All original fireplaces are in working order.
Gas-fired central heating with an underground LPG storage tank.
Linky smart electricity meter.
Fibre-optic broadband available.
Septic tank located beneath the basement.
Roof in good condition.
Single-glazed windows throughout.

This charming period property offers generous living space, beautiful original fireplaces and tremendous potential. Some modernisation would further enhance its character and create a wonderful family home or hospitality business.

Living in Arbas (31160) – An Exceptional Lifestyle at the Foot of the Pyrenees

Nestled in the beautiful Arbas Valley, Arbas is a picturesque mountain village of around 290 residents, located in the Comminges region at the