LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47292STS31 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

Renovated former chapel















INFORMATION

Town:	Villeneuve-lès-Bouloc
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	200 m2

IN BRIEF

Villeneuve-lès-Bouloc : A Rare Property Full of Character and History.

Just a few minutes from the A62 motorway entrance, this exceptional 107 m² two-storey apartment occupies a truly unique setting: a beautifully converted former 18th-century chapel, adjoining the château.

A rare and characterful property, ideal for international buyers looking for something different from a conventional home — combining historic charm, architectural features and modern comfort.

The property has been recently renovated to provide modern standards of comfort while retaining the unique atmosphere and character of the former chapel.

The apartment also benefits from the private use of a charming garden of approximately 200 m² . A rare and valuable feature for a property of this nature.

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.

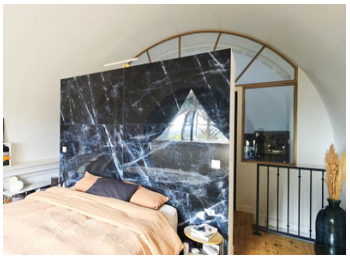
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1134 EUR**

NOTES

DESCRIPTION

Key Features:
- 107 m² of living space over two floors
- Beautifully converted former 18th-century chapel
- Original period mouldings
- Approx. 200 m² private garden within a beautifully maintained park
- Recent energy-efficiency renovation – Energy Performance Certificate (DPE): C
- Wood-burning stove
- Thermodynamic hot-water tank
- New exterior render
- Secure gated access to the property and parking

Co-owned building of 1 units
Provisional annual charges: 200€

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