LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47447MAE31 Price: 475 000 EUR

agency fees to be paid by the seller

1 hour 10 from Toulouse, house to be renovated, approx. 320 m of living space set on 17 HA of meadows, views















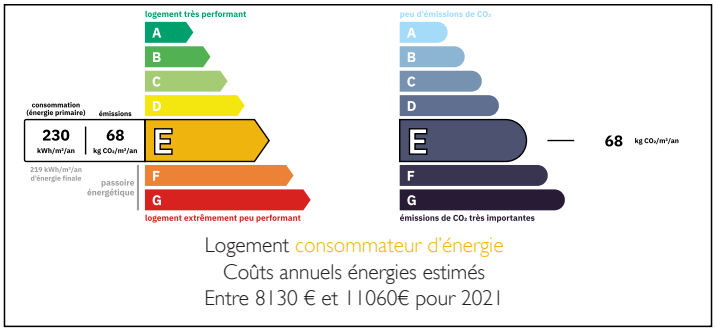
INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	320 m2
Plot Size:	172459 m2

IN BRIEF

In Haute-Garonne department (31) : A country house set amongst 17 hectares of meadows, situated on a hilltop in wooded surroundings.
This former farmhouse was fully renovated 30 years ago and is now in need of modernisation.
It comprises a main building housing the main residence, an annexe, a two-car garage, a workshop and storage areas.
A swimming pool, an orchard and a former vegetable garden.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8130 € et 11060€ pour 2021

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:	**1643 EUR**

NOTES

DESCRIPTION

Layout of the house (1 m² = 1 sqm)

Ground floor:
- entrance hall: 4 m²
- pantry/storage room: 13.83 m²
- boiler room (oil-fired central heating/hot water tank): 3.95 m²
- toilet/washbasin: 2.91 m²
- Stairwell leading to the first floor: 20.16 m²
- Kitchen with small fireplace: 25 m²
- Kitchen terrace with pergola: 18 m²
- Double garage: 47 m²
- Open-plan shed: 47.35 m²
- Storage room: 8.16 m²
- workshop (garden equipment): 14 m²
- living room with bay window: 40.74 m²
- covered terrace off the living room: 29.88 m²

First floor:
- landing (with cupboards): 14.09 m²
- bedroom 1 (attic-style with Velux window): 23 m²
- bedroom 2 (attic-style with Velux window): 11.33 m²
- Bedroom 3 (with fitted wardrobe and a 6 m² balcony shared with Bedroom 4): 25.52 m²
- Bedroom 4 (with a balcony shared with Bedroom 3): 18.08 m²
- Bathroom 1 (shower/bidet/washbasin/toilet): 8.61 m²
- Bathroom 2 (bath/washbasin/sauna): 6.81 m²

Attached annexe with access to the main house :
Ground floor :
- entrance hall/kitchen with wooden staircase: 20.59 m²
- bedroom: 15 m²
- en-suite bathroom: 7.16 m² (corner bath/washbasin/toilet/cupboard)

First floor:
- room with widow and Velux : 24.66 m²
- access to attic space of 37.34 m²