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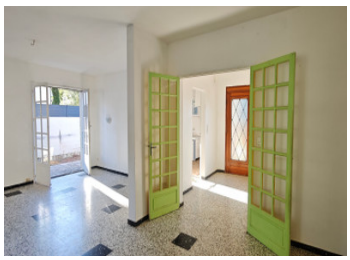
Ref: A48322STS31 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

## 3-Bedroom House with basement and garden















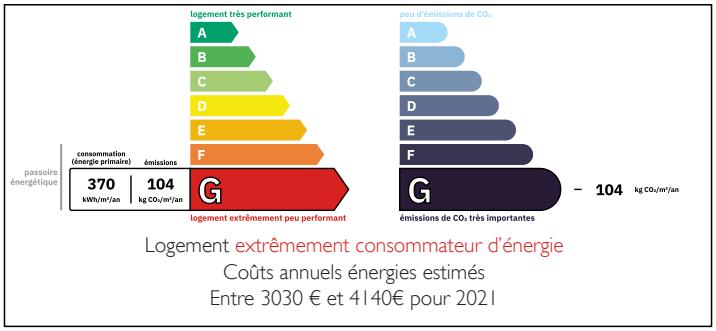
# INFORMATION

| | |
|---|---|
| Town: | Montastruc-la-Conseillère |
| Department: | Haute-Garonne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 106 m2 |
| Plot Size: | 484 m2 |

# IN BRIEF

Traditional 3-bedroom house with a full basement, set on a plot of approximately 500 m². The property would benefit from some updating to suit your personal taste. This 1970s house is conveniently located close to the village shops, school and local amenities. The A68 motorway, providing easy access to Toulouse, is just 2 km away.

# ENERGY - DPE




Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3030 € et 4140€ 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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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A48322STS31 Price: 246 100 EUR

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# DESCRIPTION

The property comprises an entrance hall, a separate kitchen, a living room with a fireplace, a hallway, a bathroom and a separate WC. There are three bedrooms, each with built-in storage.
The house also benefits from a full basement, a terrace and a garden.

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

# LOCAL TAXES

**Taxe foncière:** **1332 EUR**

# NOTES