

Beautiful fully renovated farmhouse, barn. Private garden. Spacious, calm and ready to move into and enjoy



## INFORMATION

Town:	Sauveterre-de-Comminges
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	247.95 m2
Plot Size:	1375 m2



## IN BRIEF

A hidden gem, tucked away in a hamlet yet close to shops, services and amenities.

The nearby village has a bar/restaurant with live music in the Summer.

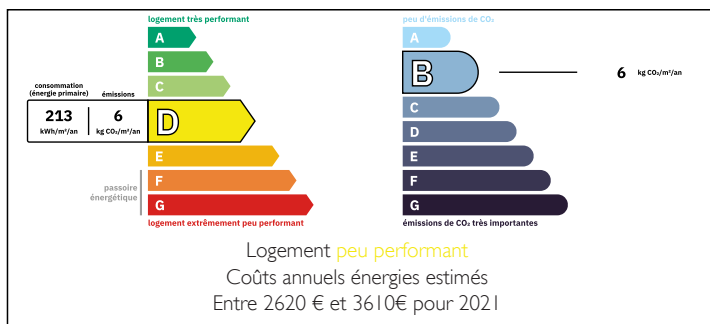
There is a small 'epicerie', a post office, school and town hall. Sunday mornings feature a small market opposite the Town Hall.

The property has been fully renovated yet retained many of the original features of the farmhouse with exposed beams throughout.

All the rooms in the property are spacious and have high ceilings.

There is a barn that is currently used as a workshop but could be converted into additional accommodation if required, either for the house or

## 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.

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## DESCRIPTION

You enter the property via the electric aluminium gates powered by a solar panel into the pretty courtyard.

The courtyard and covered parking easily accommodate 4 cars.

There are three electric lights that shine on the gravel drive/courtyard.

To the left, steps lead up to the pretty, walled gravel garden with bushes, mature flower beds, climbing roses, an espalier apple tree, 2 mature fig trees (one red, one white) and a pomegranate.

This garden has a door leading into the workshop (part of the barn).

### BARN

From the courtyard the ground floor of the barn is divided into two areas:

Covered parking (approx. 82 m<sup>2</sup>) with:

- tiled floor
- exposed stone walls
- electricity
- storage area for logs for the wood burner

If you only require parking for 2 cars, this area could make a wonderful place to have a summer kitchen and outside eating area, very private and quiet.

Glazed doors lead into the rear garden. There is access to the upper floor where a staircase could be added to provide a separate entrance to the barn accommodation (ideal if you convert into rented accommodation).

## LOCAL TAXES

**Taxe foncière:** 1503 EUR

**Taxe habitation:** EUR

## NOTES