

UNDER OFFER / 1H from Toulouse, village house to be renovated, 65 sqm outside space and detached plot



## INFORMATION

Town:	Simorre
Department:	Gers
Bed:	4
Bath:	0
Floor:	150 m2
Plot Size:	528 m2

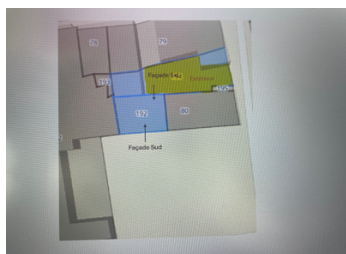
## IN BRIEF

Typical house from the Gers of 150 sqm to be entirely renovated.

Spacious rooms.

Outside space at rear of house of approx. 65 sqm.

Plot of land with lots of trees of 568 sqm at 100 metres from the house.



## 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.



## DESCRIPTION

For building professional or passionate of very old buildings, as the house is to be entirely renovated. Large spaces, timber frame construction, ancient elements.

The house is situated on a quiet square with trees with South exposure.

Ground floor : 38 sqm : 2 rooms, entrance hall, wooden staircase

1/2 level on the right : ancient kitchen with a window, at rear, 21 sqm

1st floor : 2 rooms, wooden staircase in poor state

2nd floor : 1 room above the kitchen with window at rear of house, 1 room on South exposure

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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: 228 EUR

Taxe habitation: EUR

## NOTES