

House 5 rooms, 131m2 LAND 3880M2, large living room, open kitchen. 4 bedrooms. Swimming pool. Barn.



INFORMATION

Town:	Montbrun-Bocage
Department:	Haute-Garonne
Bed:	4
Bath:	1
Floor:	131 m2
Plot Size:	3880 m2

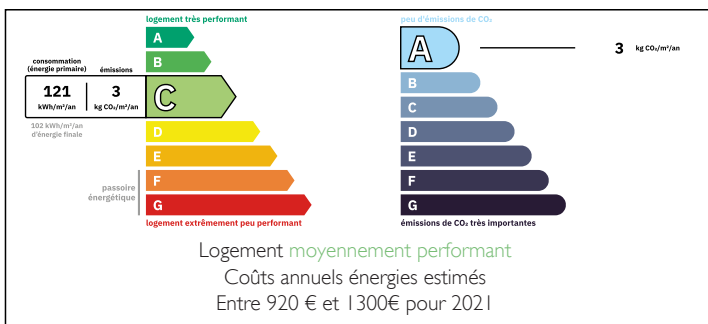


IN BRIEF

Superb, light-filled single-storey house on a large plot of 3880m2 with access to a small stream. In a small village with a long history. SWIMMING POOL. BARN. GARDEN SHED. CARPORT.

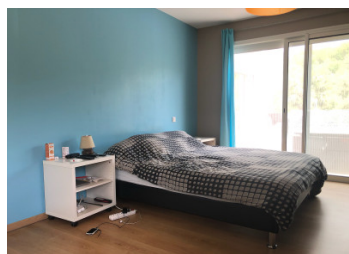
The property: Exterior / interior very well maintained. House 5 rooms, lounge and living room of 45 m2 pellet stove, open kitchen, pantry, all with access to the terrace and pool south without overlooked. 4 bedrooms from 13 to 9m2, a bathroom, separate wc. One room is currently equipped as a utility room. Can be used as an office or other space as required. This house offers comfort, a very warm living room, large bay windows with views over the park and hills. No work required.

ENERGY - DPE



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

The house is equipped with roller shutters and double glazing. Remote-programmable pellet stove. Recent solar hot water production. Good energy rating. Electric external gate. Septic tank up to standard. The exteriors are very well thought out. Barn with 31m2 garden shed. Awning for 2 vehicles. Water from the stream is used to water the property. Vegetable garden and large meadow with access to the stream.

Situated on the outskirts of a historic village with its weekly market. VISIT WITHOUT DELAY Toulouse 1 hour away, Montesquieu Volvestre 15 minutes and Saint Girons 30 minutes. -

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

LOCAL TAXES

Taxe foncière: 1098 EUR

Taxe habitation: EUR

NOTES