

House of 85 m2, 3 rooms, kitchen, living room, 2 bedrooms, bathroom, garage. 1700m2 of land

EXCLUSIVE



INFORMATION

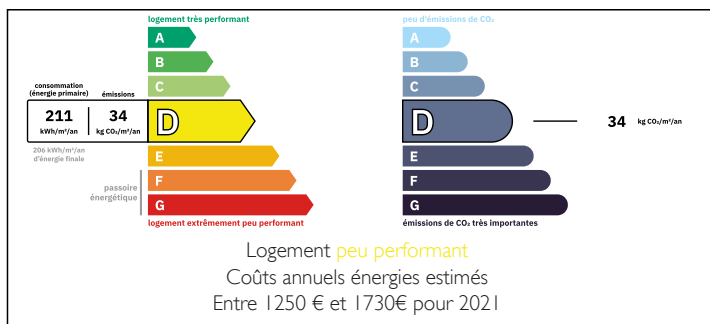
Town:	Cazères
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1700 m2

IN BRIEF

Charming house of 85 m2 with good southern exposure, dominant position, on the outskirts of a small village in a green environment, the house is in very good condition, fitted kitchen, lounge, living room 46 M2 with access to terrace. An insert fireplace and cathedral ceiling enhance this light-filled living space, 2 bedrooms with fitted wardrobes, bathroom and wc, terrace. Large 60 m2 basement garage with utility room and workshop. Land of 1700 m2 with swimming pool and trees, uninterrupted views over the countryside and hills, just a 5-minute walk from the village.

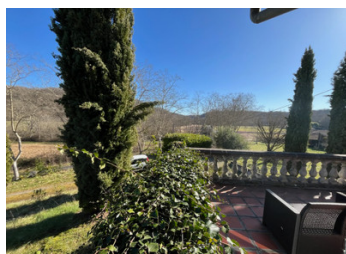


ENERGY - DPE



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 has a lovely, bright 46 m² entrance, lounge and living room with direct access to an outside terrace, a fitted kitchen with French doors onto the terrace, 2 bedrooms of 10 m² with fitted wardrobes and a functional bathroom. The living room and 2 bedrooms have attractive wooden floors. Large basement garage with laundry area. Well-maintained grounds with trees. This charming house is very well exposed and in good condition. Country setting. Recent central heating boiler. Double glazing, insulated attic. It is possible to convert the attic.

10 MINUTES FROM CAZERES

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

LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES