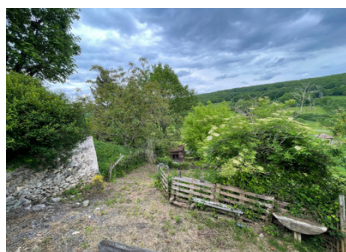


1H from TOULOUSE, in AURIGNAC, old house with gardens in terraces, garage, in a quiet residential area



INFORMATION

Town:	Aurignac
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	575 m2

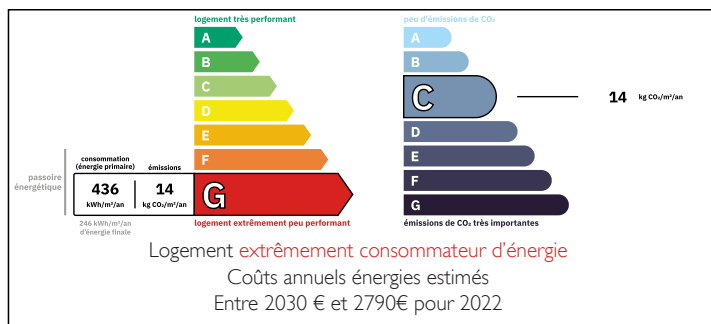
IN BRIEF

In Aurignac, small town of 1300 inhabitants at 1 hour from Toulouse, with all amenities, this little stone house of 71 sqm habitable space, is to be redecorated.

Situated on a dominant position of the village, it has got open views on the country side.

The garden of 575 sqm is made of several terraces at the rear of the house and is overlooking the country. A little road gives also access to the garden. There is extra space to be converted if needed.

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

Composition of the property :

Ground floor :

- entrance hall : 7.15 sqm with closet for the power meter "Linky"
- kitchen/dining room with wood insert fire-place : 18.66 sqm
- lounge : 14.95 sqm
- access to bathroom : 1 sqm
- shower room with wc and sink : 5.61 sqm

1st floor (access by wooden staircase) :

- large bedroom (south exposure) : 16.51 sqm
- small bedroom/room (north exposure) : 7.14 sqm

Access to the attic by wooden staircase

Garage : 20 sqm

Attic above the garage : 20 sqm + 10 sqm

Garden shed (made of wood) : approx. 12 sqm

Outdoor terrace overlooking the garden : 35 sqm (North face)

Heating by electric radiators and wood insert

Wooden double-glazed windows

Recent hot water boiler

The house has its own septic tank at the bottom of the garden for technical purposes, nevertheless an annual tax of 250€ is payable for participation to the collective sewage.

Semi-detached house.

LOCAL TAXES

Taxe foncière: 581 EUR

Taxe habitation: EUR

NOTES