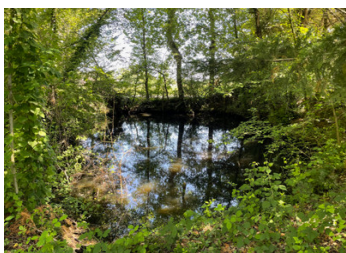


45 mn from Toulouse airport, 15 mn from Gimont : house FOR RENOVATION, 278 sqm hab. space on 9000 sqm land



INFORMATION

Town:	Saramon
Department:	Gers
Bed:	4
Bath:	2
Floor:	278 m2
Plot Size:	9000 m2



IN BRIEF

Typical Gascony house built in 1890 of 278 sqm, half-timbered, stones and earthen bricks.

For renovation.

Roof in good condition, canal tiles on system "Onduline/Flexoutuile".

Recent UPVC double-glazed windows (other windows stored in the house for future use).

No heating.

2 bathrooms with toilets.

Plot of and of 9000 sqm with trees, open views.

Workshop/dependances.

Pond.

Property on the edge of a small quiet road (farm area).

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

Composition of the house :

Ground level :

- South entrance hallway : 21.10 sqm
- lounge/fire place : 18.50 sqm
- kitchen/fire place : 16.50 sqm
- storage room (with wooden boxes) no window : 17.84 sqm
- bathroom/toilet/italian style shower : 12.33 sqm
- room in works : 86 sqm
- small room "winter garden style" (with covered terrace) : 8.32 sqm
- North entrance hallway : 20.26 sqm
- technical room : 5.09 sqm
- workshop (road side) : 51.12 sqm

1st floor :

- 2 accesses by 2 staircases, one on the North side, one on the South side (large wooden staircase)
- landing area North : 5.93 sqm
- bathroom / wc / italian style shower : 4.58 sqm
- room/study/bedroom : 9.85 sqm
- bedroom 1 : 21.93 sqm
- large middle landing : 14 sqm
- bedroom 2 : 16.81 sqm
- bedroom 3 : (with access to bedroom 4) : 19.75 sqm
- bedroom 4 : (with covered terrace) 19.22 sqm
- covered terrace : 12.93 sqm

Additional information :

- attic with access by a ladder
- original terracotta tiles on some floors
- exposed beams
- functional septic tank to be updated

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES