

Charming 3-Bed Bungalow with Pool Potential and Large Garden

EXCLUSIVE

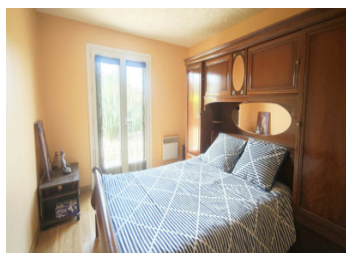
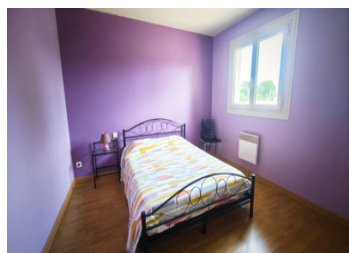
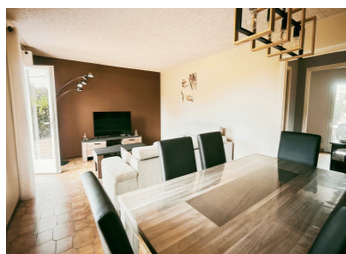


INFORMATION

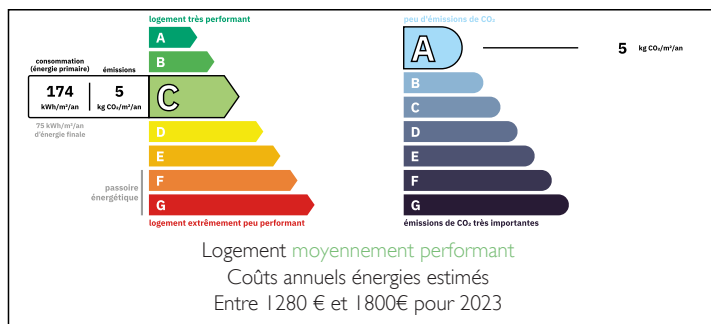
Town:	Villematier
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	3320 m ²

IN BRIEF

Located just 15 mins from the A62 and 20 mins from the A68, this single-storey home offers peace and privacy in the countryside. It features a bright living room, modern kitchen, 3 bedrooms, bathroom, WC, and garage. Set on a flat 3,300 m² plot with open views and a terrace, the property includes a former pool with a new liner ready to install. Double glazing, insulation, and reversible air conditioning installed in 2017. A perfect blend of comfort and rural charm with easy access to major routes.



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

Entrance hall: 3.6 m²
Living room: 26.4 m²
Kitchen: 13.4 m²
Hallway: 7.3 m²
Bedroom 1 : 11.2
Bedroom 2 : 13
Bedroom 3 : 11.4 m²
Bathroom: 6 m²
Separate WC: 1.4 m²
Adjoining garage: 17 m²

EXTRA:

Swimming pool (approx. 20 years old) to be renovated – liner needs replacing
Terrace overlooking non-buildable land

LOCAL TAXES

Taxe foncière: 1032 EUR

Taxe habitation: EUR

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

NOTES