

UNDER OFFER / Set between L'Isle-en-Dodon and Boulogne-sur-Gesse (31), house of 173 sqm hab. space



INFORMATION

Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	173 m2
Plot Size:	13700 m2



IN BRIEF

Former Gascon house for renovation of approx. 173 sqm habitable space on 1.37 HA of flat land, dependences all around the house of approx. 240 sqm.

Well.

The house has been renovated in the 70's and has an oil central heating.

Sound structure and roof.

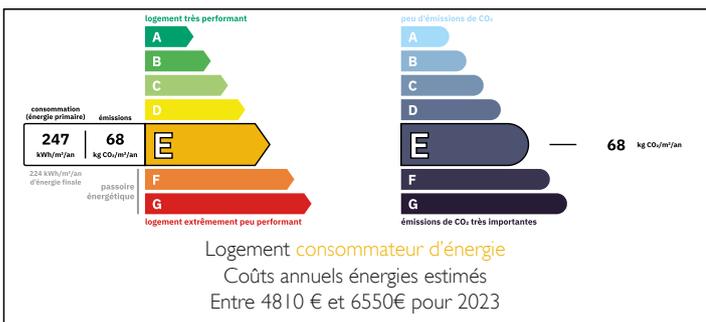
Single-glazed wooden windows.

Electric installation from the 70's.

Septic tank

Access via a tarmac way and close access to departmental road.

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 :

House

Ground level :

- entrance hall with staircase made of "granito" : 12.91 sqm
- kitchen with open fire-place and exposed beams : 25.81 sqm
- utility room : 11.90 sqm
- storage room : 13.20 sqm
- lounge room : 26.36 sqm
- corridor access to shower-room and toilet : 3.49 sqm
- independent toilet : 2.76 sqm
- bathroom with shower and sink : 4.87 sqm

1st level :

- landing area : 13.84 sqm
- bedroom 1 : 29.34 sqm with wooden floor
- bedroom 2 : 27 sqm with wooden floor
- independent toilet : 1.32 sqm

Dependences :

- open shelter (former wrought iron workshop) : 32.15 sqm
- former carpentry space : 74.76 sqm (at back of house)
- hangar with attic : 85 sqm
- shed : 3 sqm
- old chicken coop (facing the house) : 20 sqm
- solid dog's house

Oil central heating with hot water production

Septic tank (non compliant with actual regulations but functional)

Wooden single-glazed windows

Electric installation done in the 70's

Electric hot water tank

A wide metal sliding gate provides access to the property.

LOCAL TAXES

Taxe foncière: **302 EUR**

Taxe habitation: **EUR**

NOTES