

Ref: A40596MAE31

Price: 296 800 EUR

agency fees to be paid by the seller

50 mn from Toulouse airport, Country house of 157 sqm habitable space on 4HA30 of land, in renovation



INFORMATION

Town: Le Fousseret

Department: Haute-Garonne

Bed: 4

Bath: 3

Floor: I 50 m2

Plot Size: 42000 m2













IN BRIEF

Country property on 4HA30 of land, on top of a hill in a dominant position.

South exposure.

Single-storey renovated old farmhouse with an independent studio flat and outbuildings.

Plot of land with numerous trees (fruit trees, etc.).

Access by a private pathway.

Wood central heating.

UPVC double-glazing windows.

Convertible attic.

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.





Ref: A40596MAE31 Price: 296 800 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: 261 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Composition of the property:

Former farmhouse (a bedroom with en-suite bathroom is being added)
Single-storey.

Ground floor:

- entrance through a veranda: 13.93 sqm

- central hall way : 28.54 sqm - fitted kitchen : 21.81 sqm

- lounge with woodstove: 21.34 sqm

bedroom 1 : 21.90 sqmindependent toilet : 1.45 sqm

bathroom : 4.68 sqmlanding area : 1.79 sqm

- access room to back of the house: 5.60 sqm (with

hot water tank)

- bedroom 2 (children): 11.53 sqm

- landing area: 3.45 sqm

- former barn (for conversion) with wood central

heating: 29.67 sqm

- bedroom 3: 14.11 sqm with dressing area: 3.67

sqm and en-suite bathroom: 4.81 sqm

Independent studio flat (40.36 sqm):

- bedroom/lounge: 16.77 sqm

- kitchen: 16.05 sqm

- bathroom with toilet: 7.54 sqm

Outbuildings:

- wooden pool shed (for filter system) : 14.41 sqm (concrete floor)

(concrete 11001)

- open wooden hangar: 26.91 sqm

- hangar (bricks building) separated in 2 parts :

part 1 : 117.73 sqm part 2 : 78 sqm

Original features: exposed beams

Wood central heating

UPVC double-glazing windows (also in attic)

Convertible attic
NB: no septic tank