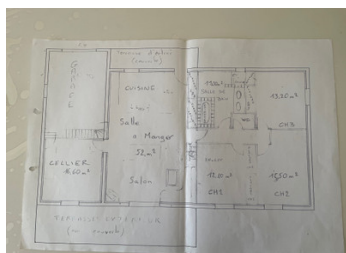


IH20 Toulouse, 30 mn Auch, Single-storey villa of 130 sqm hab. space on 8360 m land + pool, rural settings



INFORMATION

Town:	Masseube
Department:	Gers
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	8360 m2



IN BRIEF

Single-storey villa built in 2008 on a plot of land of 8360 sqm entirely fenced, on top of a hill.

130 sqm habitable space, open kitchen, lounge, utility/storage room, 3 bedrooms with cupboards, bathroom with "walk-in shower", independent toilet, garage, carport.

Pool (chlorine treatment) of 8 meters X 4 meters (even depth of 1.50 m).

Small pool house and wooden terrace.

Small dependences for actual animals (donkey, goat, chickens) can be removed or kept.

NB : the structures for green houses will be removed and not part of the sale.

Fenced garden with mature trees along the access way.

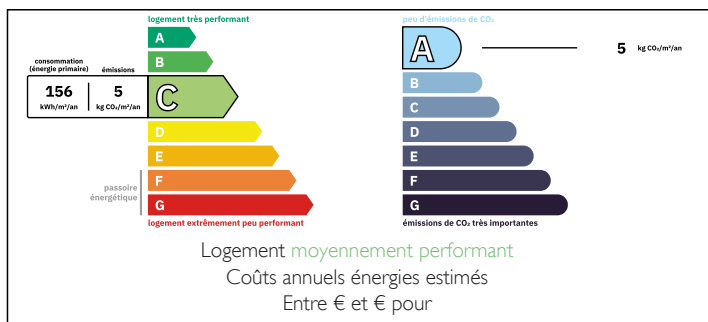
South exposure.

Quiet country settings with no nuisance.

Heating with pellet woodburner and inertia electric radiators.

Convertible attic with access by a wooden staircase.

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 :

The single-storey villa is built on a plot of land of 8360 sqm, entirely fenced.

Ground level :

- access through a covered terrace
 - modern fitted kitchen : 25 sqm
 - lounge with pellet wood burner : 32 sqm
 - utility/storage room : 16.60 sqm
 - access to convertible attic by a wooden stair case
 - attic : 30 sqm (no window)
- Corridor for access to night area.
- bedroom 1 : 12.40 sqm
 - bedroom 2 : 15.50 sqm
 - bedroom 3 : 13.20 sqm
 - independent toilet : 1 sqm
 - bathroom with walk-in shower : 11 sqm

Covered wooden terrace on the entrance side : 10 sqm

South facing terrace (pool side) : 35 sqm with pergola

Chlorine treatment pool of 8 meters X 4 meters, even depth of 1.50 meter

Small wooden pool-house

Garage (with direct access by the utility room) : 25 sqm

Carport : 30 sqm

Septic tank with filtration system

Heating : pellet burner in the lounge + inertia electric radiators

UPVC double-glazing windows

Aluminium double-glazing sliding window in lounge

NB : it is possible to create a separate apartment of 47 sqm with the utility-room and the attic which just above the garage.

It is also possible to create an en-suite bathroom to a bedroom by creating a direct access to the bathroom and separating it in half.

LOCAL TAXES

Taxe foncière: **903 EUR**

Taxe habitation: **EUR**

NOTES