

95 m house with basement, cellar, and motorhome shelter. Fenced 795 m plot. Quiet cul-de-sac.



INFORMATION

Town:	Mauzac
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	795 m ²

IN BRIEF

An Exceptional Opportunity in the Heart of the Village

Detached house built in 1985 – Ready to move into – Fully enclosed 795 m² garden with well

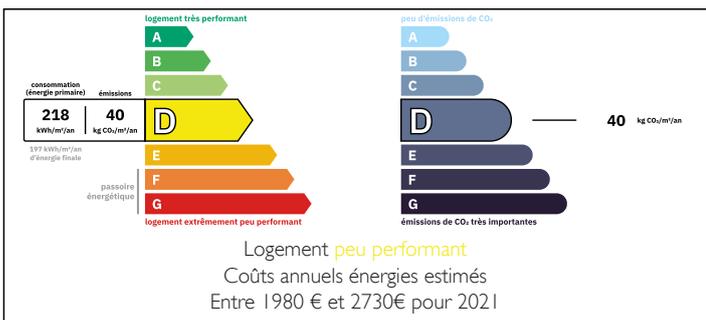
Set in a pleasant and peaceful environment, this traditionally built detached house, constructed in 1985, offers a comfortable and functional living environment. Built on a fully enclosed plot of 795 m², it will suit both a family and a couple looking for a move-in-ready property with generous additional spaces.

With approximately 95 m² of living space, the house is laid out as follows:

A bright living area of around 33 m², combining a lounge and dining room, benefiting from good natural light and featuring a closed fireplace, ideal for cosy winter evenings.

A fitted kitchen of 12 m², practical and well designed, with direct access to a 14 m² terrace, perfect for outdoor dining and equipped...

ENERGY - DPE



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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

Three bedrooms, each measuring approximately 11 m², all fitted with built-in wardrobes, offering comfortable and well-arranged sleeping areas.

A separate WC.

A shower room with double washbasin, ideal for everyday use.

In terms of equipment, the house benefits from a new mains gas boiler, ensuring efficient and economical heating.

In addition, the property stands out thanks to several rare and highly appreciated features:

A large 45 m² cellar, ideal for storage, a workshop, or a wine cellar.

A spacious 45 m² garage with an electric door, allowing parking for one or two vehicles and providing substantial storage space.

A motorhome shelter, a real asset for travel enthusiasts or owners of large vehicles.

A well on the property, practical for watering the garden.

The fully enclosed garden offers a lovely, secure, and easy-to-maintain outdoor space, with strong potential for further landscaping (vegetable garden, relaxation area, children's play area, etc.).

A sound, well-maintained house, ready to move into, located in a sought-after setting: a rare property in the area, well worth a visit.

LOCAL TAXES

Taxe foncière: **1 640 EUR**

Taxe habitation: **EUR**

NOTES

Schools & Education

Jean-Jacques Rousseau School – public school (nursery and primary) welcoming children from the village.

Childcare services, registered childminders, and after-school activities are also organised by the local authority.

Nearby (a few minutes by car)

Nursery and primary schools in Le Fauga and Noé.

Public and private secondary schools in Noé, Longages, and Muret.

Upper secondary schools (general, technological, and vocational) in Muret (e.g. Lycée Pierre d'Aragon), easily accessible.

A full range of education from nursery through to