

## CHARACTER RENOVATED VILLAGE HOUSE/FULL OF LIGHT/4-5 BEDS/3 BATHS/BEAUTIFULLY MAINTAINED/SOUTH FACING GARDEN



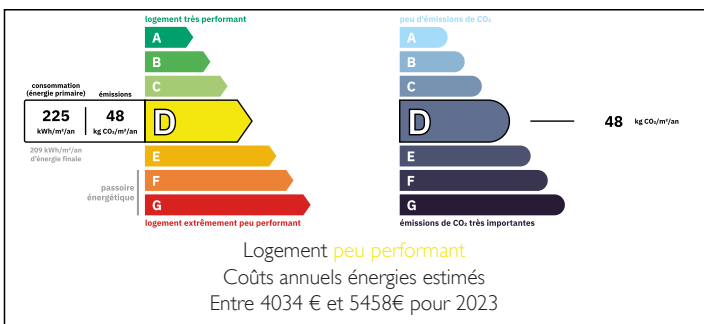
## INFORMATION

Town:	Boulogne-sur-Gesse
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	178 m2
Plot Size:	2323 m2

## IN BRIEF

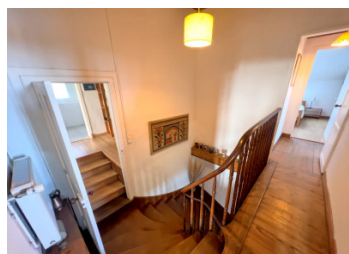
Beautifully renovated character village house combining authentic charm with modern comfort — ideal for those seeking a turnkey home with garden and views. This light-filled and spacious property is move-in ready, offering original features and practical living. The entrance hall showcases original tiles and a turned oak staircase. On one side are a generous eat-in country kitchen with woodburner and adjoining utility room, while on the other side is a delightful living room with woodburner. To the rear of the ground floor there is a study/5th bedroom and a shower room with WC. Upstairs are four double bedrooms and two bathrooms, one suitable for en-suite use. Additional features are double glazing, oil-fired central heating, a large terrace for outdoor dining, an atelier/workshop, a garage, a wood store and a well. Located in a quiet and attractive setting, just...

## 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

This will be an easy decision for a discerning buyer. Comfort, charm, light and space in an exceptionally well-maintained home that requires no work. The south-facing mature garden extends down toward open fields and enjoys lovely valley views, providing a peaceful rural atmosphere. There is plenty of room to install a pool. The house is perfectly positioned for a primary residence or holiday home.

### ROOM MEASUREMENTS - GROUND FLOOR

Entry Hall - 16m<sup>2</sup> - original tiled floor and radiator

Kitchen - 26m<sup>2</sup> - tiled floor, woodburner, 2 radiators, 2 windows.

Utility Room - 10.50m<sup>2</sup> - tiled floor, 2 windows

Living Room - 27,50m<sup>2</sup> - 2 radiators, 1 window, woodburner

Study/5th Bedroom - 10,25m<sup>2</sup> - 1 radiator, 1 window.

Shower/WC - 3,50m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **1309 EUR**

Taxe habitation: **912 EUR**

### FIRST FLOOR

Main bedroom - 24,50m<sup>2</sup> 2 windows,, 1 radiator

Bathroom (en-suite) - 9,38m<sup>2</sup> - 1 window, 1 radiator

Bedroom 2 - 11,15m<sup>2</sup> - 1 radiator, 1 window.

Bedroom 3 - 12m<sup>2</sup> - skylight window

Bedroom 4 - 11.50m<sup>2</sup> - 1 window, 1 radiator

Bathroom - 5,10m<sup>2</sup> - 1 window, 1 heated towel rail, bath

WC - 1,20m<sup>2</sup>

Back Landing - 7,24m<sup>2</sup> - 1 radiator

## NOTES

### EXTERIOR / OUTBUILDINGS

Garage - 18m<sup>2</sup> double doors

Atelier/Workshop - 29,45m<sup>2</sup> (boiler & oil tank)

Wood store

Terrace - south facing

Well with outside tap

Garden - south facing with views across the fields and valley.

### TECHNICAL SPECIFICATIONS

Oil Fired Central Heating - tank and boiler in