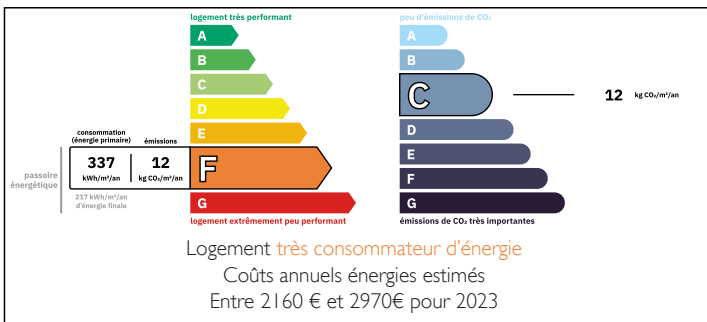


## Charming 84 m Chalet on a 1.3-Hectare Wooded Plot

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Villemur-sur-Tarn    |
| Department: | Haute-Garonne        |
| Bed:        | 2                    |
| Bath:       | 1                    |
| Floor:      | 84 m <sup>2</sup>    |
| Plot Size:  | 13540 m <sup>2</sup> |

## IN BRIEF

Set in a peaceful and natural environment, this charming chalet is surrounded by woodland and enjoys complete privacy with no overlooking neighbours. The large 1.3-hectare plot offers plenty of space and a beautiful natural setting.

The chalet was built in two phases: the original construction dates from 1986, with an extension added in 2001. The extension benefits from double-glazed windows.

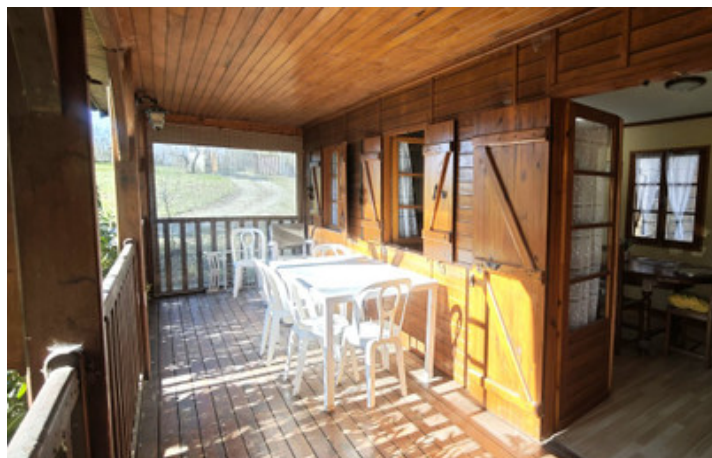
The main living space features a cosy lounge with an insert fireplace and a bright sitting area with a large bay window opening to the outdoors. The kitchen leads directly onto a covered terrace, perfect for enjoying the surrounding nature.

The land is partly wooded and entirely classified as agricultural land, ensuring a preserved natural setting. The property benefits from a private gate and private access road.

This property could be ideal as a main residence, holiday home, or countryside retreat, and...

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

Timber-frame construction.

The chalet includes:

- a living area of approximately 35 m<sup>2</sup>
- a kitchen of approximately 8 m<sup>2</sup>
- two bedrooms of approximately 13 m<sup>2</sup> and 14 m<sup>2</sup>
- a toilet with laundry area
- a shower room

Two separate metal outbuildings are also included on the property.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1568 EUR**

**Taxe habitation: EUR**

## NOTES