

Single-storey home in very good condition with flat sunny grounds and a stream



## INFORMATION

Town:	Castelnau-Durban
Department:	Ariège
Bed:	3
Bath:	1
Floor:	91 m <sup>2</sup>
Plot Size:	2007 m <sup>2</sup>

## IN BRIEF

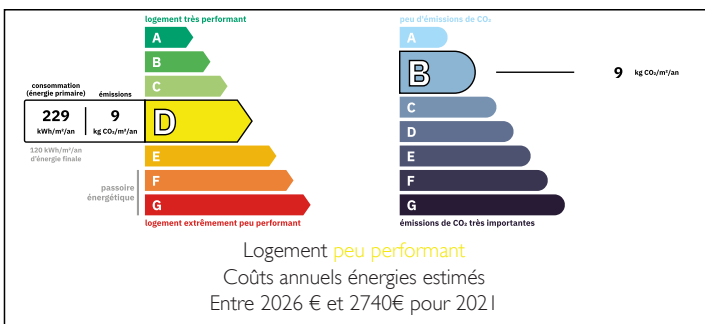
This single-storey house, built around the year 2000, offers approximately 91 m<sup>2</sup> of living space (118 m<sup>2</sup> in total) on a pleasant 2,007 m<sup>2</sup> flat and sunny plot bordered by a stream.

The property includes 3 bedrooms, a recently renovated shower room, a functional kitchen, and a bright living/dining room. The house is presented in very good overall condition for its age: the roof, windows, flooring and fittings provide a reassuring and well-maintained base, allowing buyers to move in without major work required. A few minor improvements could simply be considered to personalise the property.

A large 50 m<sup>2</sup> carport completes the property, with a structure that is also in very good condition.

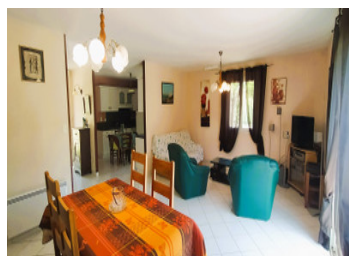
The setting is both pleasant and practical, with quick access to main roads and nearby amenities.

## 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

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

## NOTES