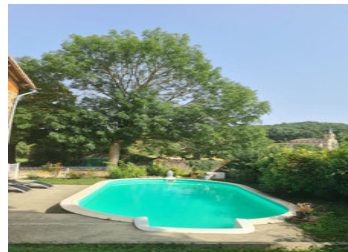


IH from TOULOUSE, in a quiet village, renovated house of 194 sqm and garden of 3380 sqm with pool and well



## INFORMATION

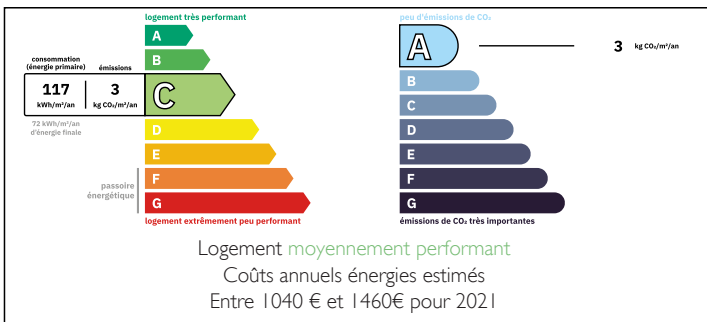
Town:	Aurignac
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	3380 m2



## IN BRIEF

XIXth century renovated house in the heart of the village with garage, pool and garden of 3380 sqm. 5 bedrooms, 2 baths, study, kitchen, lounge/dining area, utility room.  
View on the church.  
Well.  
Stream at far end of garden.  
Heating by 2 heat pumps (air/air)  
Heated pool.  
Garage.

## 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

In the heart of the village, renovated house of 172 sqm habitable space with 1 storey, with :

- 1 kitchen of 7.3 sqm
- 1 lounge/dining area of 41.20 sqm
- 1 utility room of 13.50 sqm
- 1 bedroom (1) of 18.50 sqm
- 1 bedroom (2) of 15.90 sqm
- 1 bedroom (3) of 12.40 sqm
- 1 bedroom (4) of 13.60 sqm
- 1 bedroom (5) of 13.90 sqm
- 1 study of 8 sqm
- 1 landing area of 22.10 sqm
- 1 bathroom of 6 sqm
- 1 shower room of 6.6 sqm
- 1 room of 15 sqm
- 1 barn/terrace to be finished

Heating by 2 heat pumps air/air  
Fireplace with insert  
Thermodynamic hot water boiler  
Double glazing  
Septic tank

Garage : 17.2 sqm  
Fenced garden of 3380 sqm edged by a stream, well for watering

## LOCAL TAXES

Taxe foncière: **500 EUR**

## NOTES

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