

Peace and quiet Fully renovated house with 181 m2 living space on 2700 m2 of land. Pack your bags.



INFORMATION

Town:	Mauzac
Department:	Haute-Garonne
Bed:	6
Bath:	2
Floor:	181 m2
Plot Size:	2700 m2



IN BRIEF

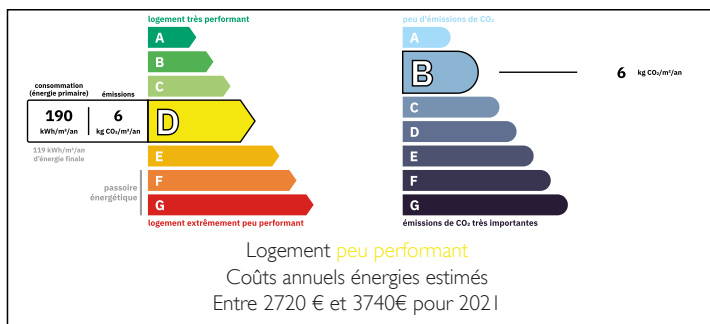
The interior has been tastefully renovated throughout. The interior is brand new with lots of charm.

PUT DOWN YOUR SUITCASES.

This 181 m2 house is set in 2700 m2 of flat land. The entrance opens onto a large terrace, facing the SWIMMING POOL.

- A large corridor welcomes you with huge cupboards.
- On the right-hand side, you enter the dining room, which is over 5 m high, followed by the cosy lounge. The whole is 51 m2.
- There is then access to the 23 m2 kitchen, with a dining area and kitchen area with a central island, hob and stainless steel hood.
- A small corridor leads to a bedroom of around 10 m2 or a study.
- Another corridor leads to the master bedroom (14 m2) with fitted wardrobes and bathroom with...

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

Here are the additional details about the property:

A heat pump (PAC or Thermopump) provides hot water for the house. There is also a reversible air conditioner for summer and winter, with nine splits to cover all rooms. This house has all the features needed for an energy rating of B; please contact me if you'd like to see the documents.

Regarding the property:

There is some exterior wall finishing work required (see photo).

The roof has been recently renovated.

Gutters and downspouts are new and made of zinc.

A large hangar provides shelter for large vehicles.

Children's play area with swings.

Vegetable garden.

Pool (8m x 8m) with a Jacuzzi at the center.

Your peaceful haven, ideally situated for the entire family!

Located in a serene environment away from road noise, this home offers the perfect setting for you and your family.

A Strategic Location

Schools: You have a choice of three schools (Saint-Sulpice, Noé, and Mauzac) for your children's education.

Transport: The school bus stops right in front of the house, making it easy for children attending Noé College.

Quick Access: The highway is only 5 minutes away, allowing easy travel to nearby towns.

Daycare, kindergarten, elementary school, and middle school are all within 5 km.

Local amenities include:

Grocery stores: 2 within a 2.5 km radius

Shopping centers: 2 within a 2.5 km radius

Restaurants: 5 within a 2.5 km radius

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES