

IH10 from Toulouse, 10 mn from Aurignac, Villa of 85 sqm habitable space and 2500 m fenced garden with views



INFORMATION

Town:	Aurignac
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	2500 m2

IN BRIEF

Single-storey villa of 85 sqm habitable space, built 10 2007 in a quiet residential area 10 minutes from Aurignac (all amenities).

On a dominant position with open views on the country side and the Pyrenees mountains, the villa is set in the middle of a plot of land of 2500 m², entirely fenced.

Electric slidding gate.

Garage.

Off the ground round pool of 5 meters of diameter. Fully fitted kitchen, efficient insulation, reversible air conditioning.

2 bedrooms (possibility to create a 3rd one)

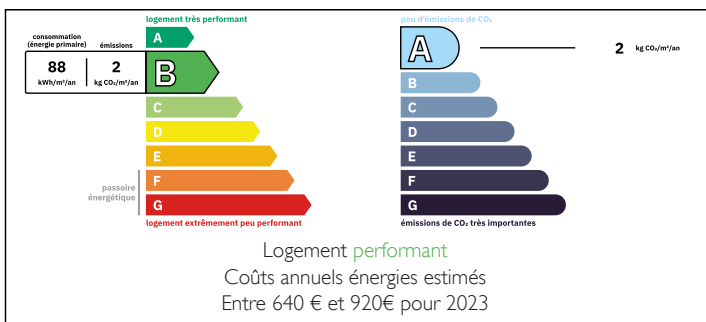
1 shower-room

1 independent toilet

1 large lounge

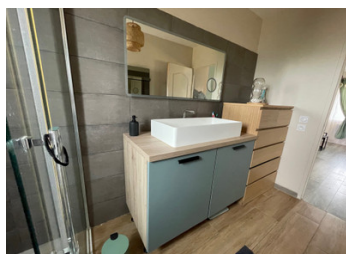


ENERGY - DPE



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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

Pretty and nicely decorated villa of 85 sqm habitable space with 2 bedrooms, fitted kitchen, spacious lounge, bathroom, independant toilet and garage. The land is entirely fenced and the access is through an electric slidding gate.

The villa has got a performing insulation under the roof of 60 cm of rock-wool, enabling the reversible air conditioning system to be efficient.

Solar pannels on the garage roof provide energy to heat the hot water tank.

2 Linky meters enable the electricity supply and resale to EDF, according to a advantageous deal.

A wooden terrace of 25 sqm with a bio climatic pergola gives access to the villa.

Composition of the single-storey house :

Access by the woodent terrace

- 1 entrance : 3.09 sqm
 - 1 toilet : 1.96 sqm
 - 1 lounge : 39.08 sqm (existing chimney for a wood stove)
 - 1 fully fitted kitchen : 12.25 sqm
 - 1 bathroom with italian shower : 5.56 sqm
 - 1 bedroom (North side) : 11.71 sqm
 - 1 bedroom (South side) : 10.74 sqm
- Garage : 22.08 sqm
Small wooden terrace on the South side : 6 sqm

LOCAL TAXES

Taxe foncière: 811 EUR

Taxe habitation: EUR

NOTES

Heating : reversible air conditioning

Electric inertia radiators

Possibility to install a wood/pellets stove (existing conduit)

UPVC double-glazing windows, painted wooden shutters, bay window with roller shutter

Round off the ground pool of 5 meters of diameter

Septic tank

Well/tank for collecting rain waters

NB : furniture available if requested

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