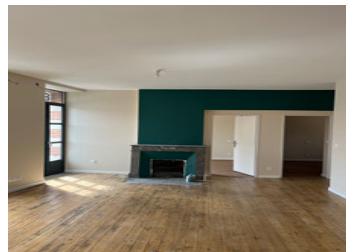
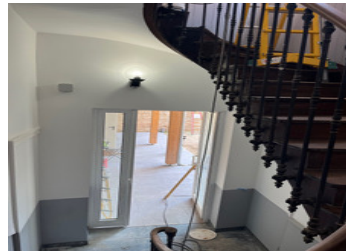
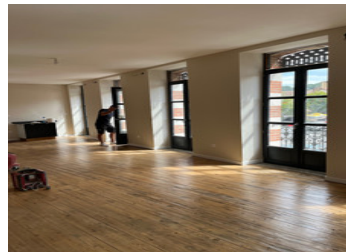


Center of small town,, 1 H from Toulouse, entirely renovated building : commercial space + 2 flats (rented)



## INFORMATION

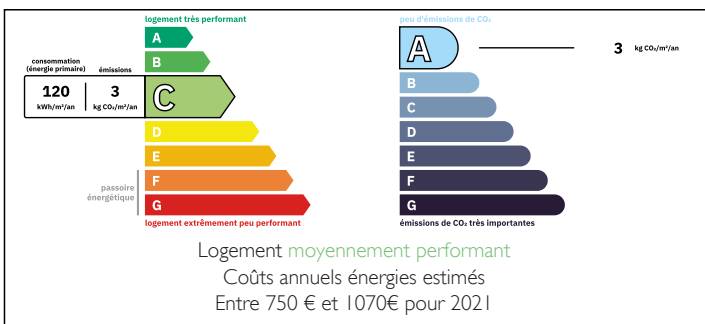
Town:	L'Isle-en-Dodon
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	26 m2



## IN BRIEF

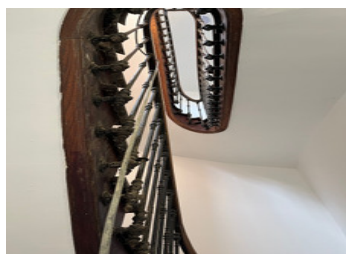
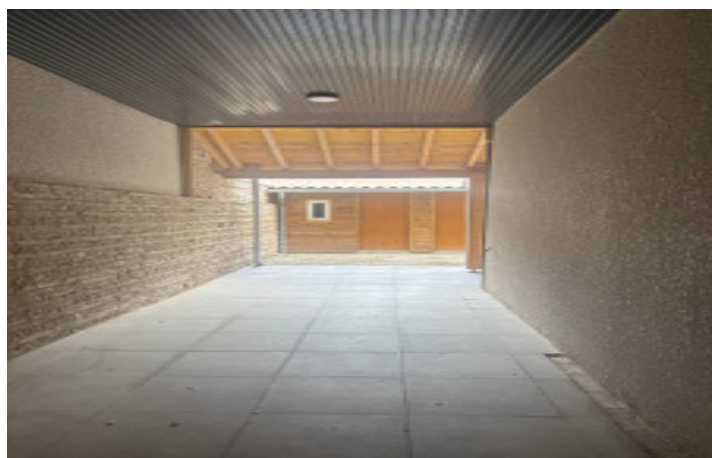
Character building entirely renovated, situated in the heart of a small lively town with all amenities (shops, schools) within walking distance and free car park. Airy space.

## 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

Ancient building entirely renovated by professionals and rented.

Composition :

- 1 commun entrance + access to commercial space
- staircase leading to a private courtyard and 2 flats

Ground floor :

- 1 entrance hall
- 1 courtyard
- 1 commercial area of approx. 100 sqm

1st floor :

- 1 flat of 98.80 sqm with french windows and cast-iron balustrades, composed of :

- 1 entrance hall
- 1 living area with kitchen
- 1 wc
- 1 bathroom with walk-in shower
- 1 utility room/cellar
- 3 bedrooms

Heating by inertia electric radiators

Long balcony with view on the square + 1 terrace at rear of flat

2nd floor :

- 1 flat of 103.10 sqm
- 1 entrance hall
- 1 wc
- 1 bathroom with walk-in shower
- 1 utility/cellar room
- 1 living space with kitchen
- 3 bedrooms

French windows with cast-iron balustrades

Inertia electric radiators

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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