

Ref: A39981MAE31

Price: 143 000 EUR

agency fees to be paid by the seller

Set between L'Isle-en-Dodon and Boulogne-sur-Gesse (31), house of 173 sqm hab. space on 1.37 HA land



INFORMATION

Town: L'Isle-en-Dodon

Department: Haute-Garonne

Bed: 2

Bath:

Floor: 173 m2

Plot Size: 13700 m2





IN BRIEF

Former Gascon house for renovation of approx. 173 sqm habitable space on 1.37 HA of flat land, dependences all around the house of approx. 240 sqm.

Well.

The house has been renovated in the 70's and has an oil central heating.

Sound structure and roof.

Single-glazed wooden windows.

Electric installation from the 70's.

Septic tank

Access via a tarmac way and close access to departmental road.

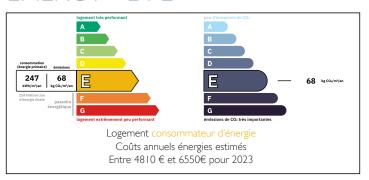








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 302 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Composition of the property:

House

Ground level:

- entrance hall with staircase made of "granito" : 12.91 sqm
- kitchen with open fire-place and exposed beams : 25.81 sqm
- utility room: 11.90 sqmstorage room: 13.20 sqmlounge room: 26.36 sqm
- corridor access to shower-room and toilet : 3.49 sqm
- independent toilet : 2.76 sqm
- bathroom with shower and sink : 4.87 sqm

1st level:

- landing area: 13.84 sqm

- bedroom 1 : 29.34 sqm with wooden floor - bedroom 2 : 27 sqm with wooden floor

- independent toilet : 1.32 sqm

Dependences:

- open shelter (former wrought iron workshop) : 32.15 sqm
- former carpentry space : 74.76 sqm (at back of house)
- hangar with attic: 85 sqm
- shed : 3 sqm
- old chicken coop (facing the house): 20 sqm
- solid dog's house

Oil central heating with hot water production Septic tank (non compliant with actual regulations but functional)

Wooden single-glazed windows Electric installation done in the 70's Electric hot water tank

A wide metal sliding gate provides access to the property.