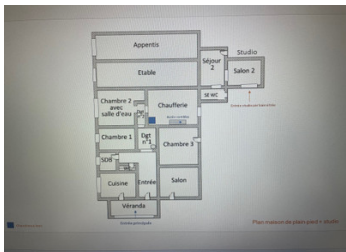


50 mn from Toulouse airport, Country house of 157 sqm habitable space on 4HA30 of land, in renovation



INFORMATION

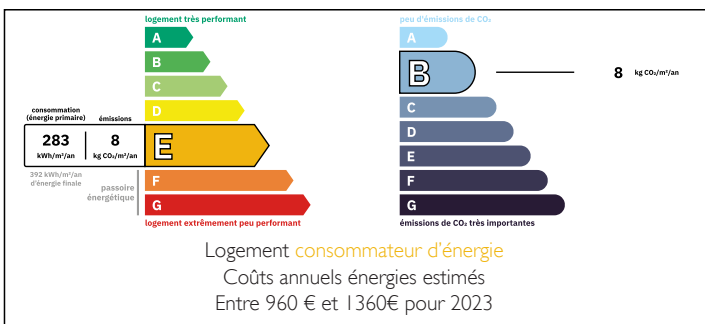
Town:	Le Fousseret
Department:	Haute-Garonne
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	42000 m2



IN BRIEF

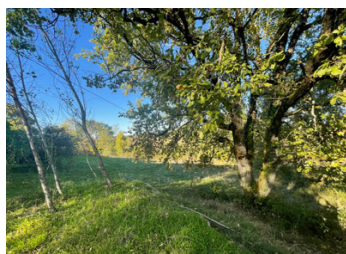
Country property on 4HA30 of land, on top of a hill in a dominant position.
South exposure.
Single-storey renovated old farmhouse with an independent studio flat and outbuildings.
Plot of land with numerous trees (fruit trees, etc.).
Access by a private pathway.
Wood central heating PERGE brand (works without electricity).
UPVC double-glazing windows.
Convertible attic.

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

Composition of the property :

Former farmhouse (a bedroom with en-suite bathroom is being added)

Single-storey.

Ground floor :

- entrance through a veranda : 13.93 sqm
- central hall way : 28.54 sqm
- fitted kitchen : 21.81 sqm
- lounge with woodstove : 21.34 sqm
- bedroom 1 : 21.90 sqm
- independent toilet : 1.45 sqm
- bathroom : 4.68 sqm
- landing area : 1.79 sqm
- access room to back of the house : 5.60 sqm (with hot water tank)
- bedroom 2 (children) : 11.53 sqm
- landing area : 3.45 sqm
- former barn (for conversion) with wood central heating : 29.67 sqm
- bedroom 3 : 14.11 sqm with dressing area : 3.67 sqm and en-suite bathroom : 4.81 sqm

Independent studio flat (40.36 sqm) :

- bedroom/lounge : 16.77 sqm
- kitchen : 16.05 sqm
- bathroom with toilet : 7.54 sqm

Outbuildings :

- wooden pool shed (for filter system) : 14.41 sqm (concrete floor)
- open wooden hangar : 26.91 sqm
- hangar (bricks building) separated in 2 parts :
part 1 : 117.73 sqm
part 2 : 78 sqm

Original features : exposed beams

Wood central heating

UPVC double-glazing windows (also in attic)

Convertible attic / The under roof support is made of asbestos.

NB : no septic tank

LOCAL TAXES

Taxe foncière: **261 EUR**

Taxe habitation: **EUR**

NOTES