

IH TARBES, 15 mn St GAUDENS - AURIGNAC - BOULOGNE/GESSE, country house for renovation on 18HA adaptable



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Boulogne-sur-Gesse |
| Department: | Haute-Garonne      |
| Bed:        | 5                  |
| Bath:       | 1                  |
| Floor:      | 205 m2             |
| Plot Size:  | 180000 m2          |

## IN BRIEF

A former farmhouse built in 1743, situated on 18.86 hectares of contiguous land (meadows and woods), in need of renovation.

Living area: 205 m<sup>2</sup> + 151 sqm of convertible space

Outbuildings: 306 m<sup>2</sup>

Sound structure; roof redone and reinforced 20 years ago.

Convertible attic space.

Oil-fired central heating.

Septic tank in working order but not up to date.

Fruit trees.

The property is sold with :

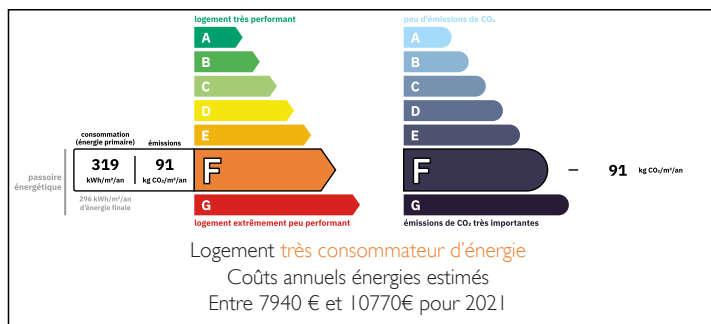
- the furniture inside the house
- the tractor, lawn-mower and various equipments, tools.

No agricultural agreement on the land.

Access to the property by a small country road.

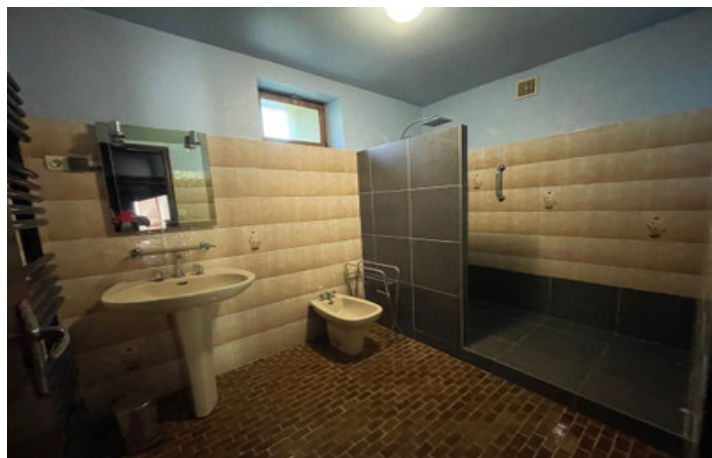
The land surface can be adapted to purchaser's needs.

## 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.



## LOCAL TAXES

Taxe foncière: 1528 EUR

## NOTES

## DESCRIPTION

Layout of the property:

Residential house

Ground floor:

Main entrance: 20 sqm

Living room: 34 sqm

Utility room: 9 sqm

Kitchen: 14 sqm

South entrance: 6 sqm

Bathroom: 6 sqm

Laundry room/utility room: 13 sqm

Laundry room with toilet: 10 sqm

1st floor:

Landing: 3 sqm

Bedroom 1: 11 sqm

Bedroom 2: 16 sqm

Toilet cabinet (between bedrooms 1 and 2): 2 sqm

Bedroom 3: 13 sqm

Bedroom 4: 18 sqm

Bedroom 5: 12 sqm

Wooden floors

2nd floor:

Convertible attic space

Attic 1: 100 sqm

Attic 2: 52 sqm

Outbuildings

Former sheepfold: 130 sqm

Former stable: 50 sqm

Former dovecote: 31 sqm(ground floor + 1 storey)  
in need of renovation

Open hangar : 95 sqm

Wooden windows : single and double-glazed

Oil-fired central heating

Septic tank in working order but non-compliant

Distances from :