



Charming villa - exceptional location with mountain views



Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (608) 891-279
Languages:	French
Site web:	http://www.maisonsetmanoirs.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 243,713.54

Location

Pays:	France
Indicatif régional:	32120
Soumis:	22/04/2024

Description:

With huge potential, this very pretty property is located away from nuisances but close to shops and activities. It comprises a bright entrance hall of 25m² which leads to a double exposure living room, as well as a practical kitchen/dining room and two bedrooms, both of good sizes, one with en-suite bathroom. On the first floor, you will find an office space, a third bedroom and an attic (possibility to extend).

Outside you will find land of 12700m² with open views, as well as outbuildings that can be converted into a gîte.

Ideal second home or project.

Ground floor:

Entrance hall 25.3 m

Kitchen 26.5 m double exposure, wood burner

Living room 27.5 m, double exposure, wood burner, spiral staircase to mezzanine

Bedroom 1 - 26.5 m

Shower room (shower, toilet and sink)



Bedroom 2 - 15.8 m with en-suite bathroom 5.9 m (sink, bath WC) First floor,

First floor :

Office

Bedroom 3 - 9,6m²

Large attic (possibility to renovate)

Outside :

Land 12700m²

Workshop

Garage

Outbuildings (to be renovated)

10 minutes to Mauvezin

15 minutes to Gimont

25 minutes to Auch

50 minutes to Toulouse

Surface : 148.3 m²

Rooms : 5

Bathroom : 1

Plot size : 01 ha 27 a

Caracteristiques techniques

Heating

Wood, Fuel oil

Swimming pool

No

Other

Fiber optic Internet

Bedrooms

3

Shower room



1

Interior condition

Needs work

Kitchen

Fitted/Open plan

Furnishing

Partially furnished

View

Mountain

Exposure

South

Insulation

Aluminium

Sanitation

Individual non-compliant

Roof

Refait

Location

Mauvezin 32120

Reference

MM1986AP

Property tax



248 € /year

Bathroom

1

Rooms

5

Plot size

01 ha 27 a

Surface

148.3 m²

Informations complémentaires

Including fees of 5.82% to be paid by of the purchaser. Price excluding fees 212 625 €. Energy class D, Climate class E. Estimated average amount of annual energy expenditure for standard use, based on the energy prices of the year 2021: 1590.00 €. Date of completion of the DPE: 28-03-2021. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Nos honoraires

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	148.3 m ²

Room details

Total rooms:	5
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Utility details

Heating:	Oui
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Rental details

Furnished:	Oui
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.663.762
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