

**289 000 €**

**For sale villa**

**8 rooms**

**Surface : 228 m<sup>2</sup>**

**Surface of the living : 46 m<sup>2</sup>**

**Surface of the land : 989 m<sup>2</sup>**

**Features :**

double glazing

4 bedroom

2 bathrooms

1 shower

3 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

10/05/2024 - Prix T.T.C



### Villa 701 Le Mas-d'Azil

7 km from Mas d'Azil in the countryside, very beautiful stone house of approximately 228 m<sup>2</sup> of living space with 989 m<sup>2</sup> of land. Ideal for a guest room project, it consists on the ground floor of a beautiful living room of approximately 46 m<sup>2</sup> giving access to a heated veranda, a fully equipped kitchen, laundry room, a bedroom and a bathroom with WC accessible independently of the house; on the 1st floor of a landing which can be used as an office/living room of approximately 27 m<sup>2</sup> distributing on the left a living room, large bedroom opening onto a balcony, bathroom/WC and on the right two additional bedrooms with separate bathroom and WC. Adjoining the house, a hangar of approximately 70 m<sup>2</sup> and flat land of 989 m<sup>2</sup> with an environment open to nature. Heating system by wood stove, wood insert and electric radiators, sanitation system by septic tank. Double glazing, recent roof remodeling. East/West exposure. Property tax €404. 25 minutes from StGirons, 1h15 from Toulouse.

#### Legal information

289 000 € fees included

5,86% VAT of fees paid by the buyer (273 000 € without fees), no current procedure,

