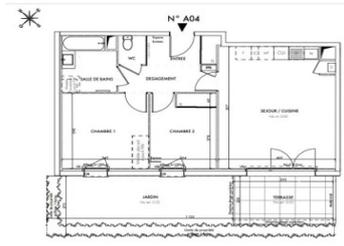


Latest opportunity in Aussonne: 3-room flat for sale on ground floor with garden and terrace



## INFORMATION

Town:	Aussonne
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	61 m2
Outside Space:	30 m2



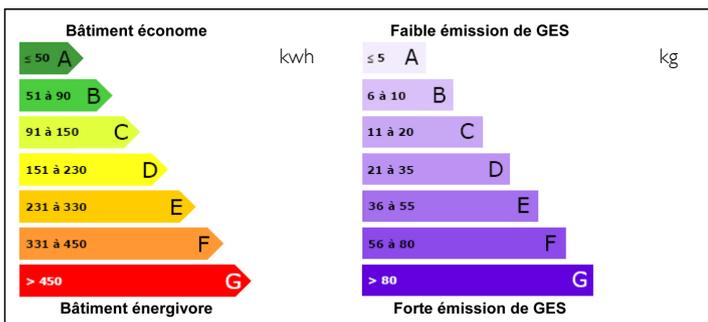
**HALL A**  
Appartement de 3 pièces  
n° A04 au Rez de Jardin

ENTRÉE	3,81 m <sup>2</sup>
SÉJOUR / CUISINE	25,45 m <sup>2</sup>
CHAMBRE 1	11,82 m <sup>2</sup>
CHAMBRE 2	9,02 m <sup>2</sup>
SALLE DE BAINS	5,32 m <sup>2</sup>
WC	1,45 m <sup>2</sup>
DÉGÂSSEMENT	4,39 m <sup>2</sup>
SURFACE TOTALE HABITABLE	61,26 m <sup>2</sup>
JARDIN	21,14 m <sup>2</sup>
TERRASSE	8,61 m <sup>2</sup>
SURFACE TOTALE PRIVATIVE	91,01 m <sup>2</sup>

**LE BIEN-ÊTRE RÉSIDENTIEL ENTRE ARCHITECTURE ET PAYSAGE**

- Un portail clos l'entrée de la résidence.
- Des espaces verts propices à la détente.
- Le cœur de la résidence se compose d'arbres conservés et renouvellement plantés.
- Des jardins privés bordés de haies vives.
- Un pigeonnier conservé pour accueillir les véhicules à 2 roues motorisés.
- Un jardin pensé pour favoriser la biodiversité.

## 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

This T3 ground floor flat offers you the advantages of country living, with its garden, its terrace, its large openings, its human size, its garden, and those of city life. Close to shops, sports and cultural activities, health services, and transport.

The entrance hall (with cupboard) leads to the bathroom and WC, the 2 bedrooms of 11 and 9m<sup>2</sup> with cupboard and the bright living room of more than 25m<sup>2</sup>, all three of which open onto the private garden and the terrace, facing south-west.

The kitchen is equipped with furniture to choose from the manufacturer's range (under-sink and for hood, microwave and oven), a worktop, a hood and a 4-burner ceramic hob.

Aussonne is a dynamic area, home to some 450 companies, including Pioneer, the world's leading seed company, one of the largest firms in the region. The town is ideally located, within the Toulouse metropolitan area, to the north of Blagnac and Colomiers, major employment areas, and less than 15 minutes from the Lalande Fenouillet business park.

The proximity of major roads provides quick access to MEET (the Greater Toulouse Exhibition Centre), cinemas and shopping centres, Toulouse, but also to the Bouconne national forest, for walks or bike rides, the Merville labyrinth, the hills of the Gers, and the Tarn and Garonne. And the motorways to Bordeaux, Narbonne or the Pyrenees and the ocean!

Jealously preserved by a low wall, the residence is inspired by the beautiful residences of yesteryear, enhanced by an authentic dovecote that has been...

## NOTES