

## Large House for sale in Marignac



## INFORMATION

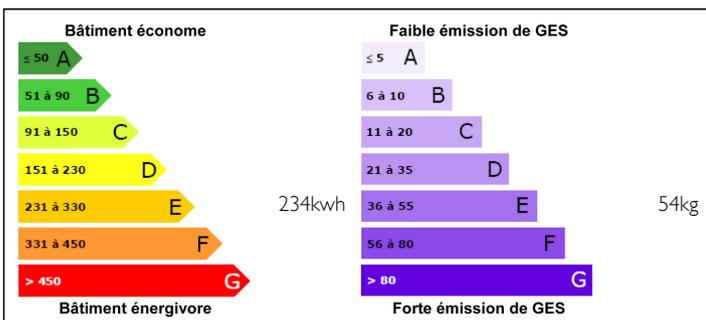
Town:	Marignac
Department:	Haute-Garonne
Bed:	7
Bath:	3
Floor:	158 m2
Plot Size:	10 m2



## IN BRIEF

Located near to the Spanish border and Bagnères de Luchon you will find this large house near to the ski slopes and the great cycling and hiking tours of the Pyrenees. This accommodation is over 3 floors and offers many opportunities, it could be a large family home or it could convert into separate apartments or a gîte type arrangement. The house is a great space, a blank canvas that has the scope to be living accommodation, a rental investment or both.

## 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

On the ground floor there is a living room and kitchen, 2 bedrooms and a Shower room and wc.

On the first floor there is a further living room plus 3 bedrooms and a shower room with wc.

On the second floor there are 2 bedrooms a shower room, wc and also 3 attic spaces which could be converted for use.

There is also a large cellar with external access. There is no outside space with the property other than the balcony on the first floor.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1352 EUR

## NOTES