

Super price - beautifully converted 3-bed barn close to cafes, shops and services. Super DPE rating B & A

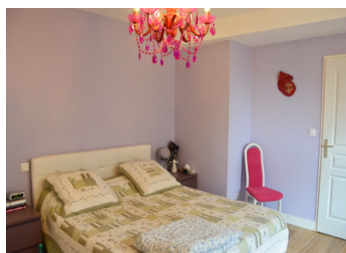


## INFORMATION

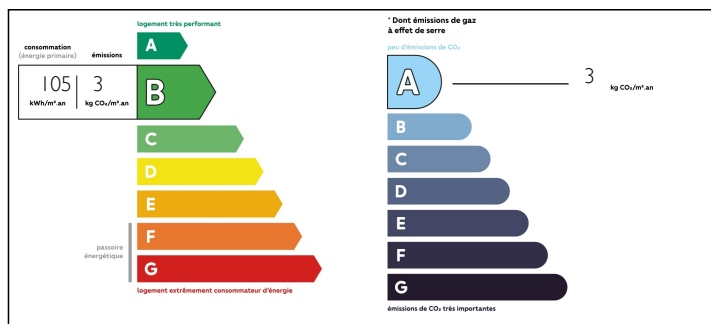
Town:	Aspet
Department:	Haute-Garonne
Bed:	3
Bath:	3
Floor:	172.82 m2
Plot Size:	8915 m2

## IN BRIEF

A thoughtfully renovated barn offering 3 double bedrooms each with en-suite shower room or bathroom. Large living area on the ground floor with lounge, dining room and lovely kitchen. Large piece of land, ideal for vegetables, fruit trees and/or animals. On the edge of a traditional village, just 650 m walk to the centre with shops, bars and a market 2 days a week. A perfect holiday home, permanent home with the possibility for a small chambre d'hôte (2 bedrooms) to generate additional income. SKI INFORMATION • 33 minute drive to Le Mourtis Ski Resort (23 km) • 54 minutes to the telecabin at Superbagnères (48 km)



## 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: 1890 EUR**

## NOTES

## DESCRIPTION

This lovely spacious home is located just outside the village with easy access to beautiful walks, cycle routes and pretty local villages with the following accommodation.

### GROUND FLOOR

Entrance hall with cupboard for outdoor clothing and shoes and access to:

- Garage (basement)
- Double bedroom with shower room
- Double bedroom with shower room and wc
- Double bedroom with shower, bath and wc

There is an additional door leading out into the side garden and parking area.

### FIRST FLOOR

An attractive wooden staircase takes you up to the open plan, vast first floor area with:

- Corner cupboard that opens out to provide a built in office space
- Lounge area
- Dining area
- Beautiful country kitchen with breakfast bar
- Large utility/laundry room just off the kitchen used as a pantry, boiler room and storage area

### Additional information

The house is heated by an electric 'heat pump' system.

The land measures 8915 m2 and offers a large garden, private parking, space to grow vegetables and a small river. There is potential space for a swimming pool (subject to planning permission).

There is a servitude on the land at the side of the house for one neighbour to pass - the neighbours