

Delightful, completely renovated 3 bedroom house with 2 shower rooms and a private garden, not overlooked

EXCLUSIVE



## INFORMATION

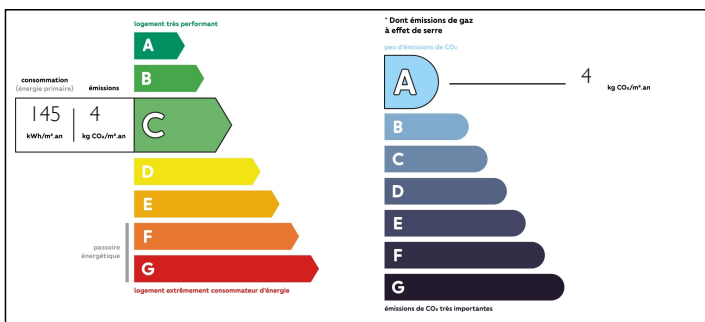
Town:	Sengouagnet
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	1233 m2

## IN BRIEF

The owners have employed a reputable company to completely renovate this lovely home in 2020. Everything meets current standards as reflected in the DDT diagnostic reports. They have installed a De Dietrich heat pump and a new micro septic tank. Everything is new and excellent quality. The property has a large bright living area with a high ceiling measuring 63 m2. There are 3 bedrooms, 2 shower rooms and a superb conservatory with a view of the garden, ideal for eating with friends and family. The garden has mature trees and goes down to the river where you can fish and bathe. The property is not overlooked by neighbours and is only 3km to the centre of Aspet, a lovely village with an outdoor market twice a week and all the shops and services you require. Le Mourtiis ski resort is only 19 km away and there are cycle routes and wonderful...



## 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: **893 EUR**

## NOTES

## DESCRIPTION

The gate to the side of the property opens into a parking area for 4 cars.

There is also a large garden shed/workshop ideal for storage.

### GROUND FLOOR

Electric lights lead to the main entrance door leading into a large open hallway, to the left you have two storage areas, one for outdoor clothing and the other for footwear.

A small corridor with a radiator leads into the following rooms:

- Boiler/laundry/utility room with window
- WC with window

Just to the side you have:

- The main bedroom with a window overlooking the garden and a radiator.
- A dressing area on each side of the small hallway, currently with 'his and her' hanging and storage space.
- The dressing area leads into the shower room with bidet, window, large separate walk-in shower (completely tiled), towel radiator (heat pump and electric), wash basin/unit.
- A door from the shower room leads into the separate WC.

The entrance hall opens into the superb 69m<sup>2</sup> living area with high ceiling and exposed beams, two double patio doors, 2 radiators, a door out to the terrace and one to the integrated conservatory. This fabulous space divided into different sections:

- Kitchen - this large equipped high-quality kitchen has many cupboards, a breakfast bar and is of German design. The owners are including the contemporary extractor hood, induction hob,