

286 200 €

Contact agency
Agence Charvy-Bonneau

1, rue Joseph Pujol
09200 Saint-Girons

05 61 66 01 76 / agencecharvy@gmail.com

For sale villa

5 rooms

Surface : 155 m²

Surface of the land : 113831 m²

Year of construction : 1800

Hot water : Gaz

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

fireplace, CALM

3 bedroom

1 bathroom

1 WC

2 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

22/04/2025 - Prix T.T.C



Villa 761 Prat-Bonrepaux

Farmhouse consisting of a house of approximately 155 m² and an outbuilding on 2 levels of approximately 370 m², located on the ST GIRONS/TOULOUSE axis, facing South-East, and an adjoining garden of approximately 1000 m², the surplus land is rented (approximately 11 hectares). The house of approximately 155 m² includes a beaten earth cellar, on the garden level a living room and a large kitchen-diner, on the first floor, a landing leading from left to right to a bedroom with balcony, it is adjacent to an office, a boudoir adjacent to another bedroom, then a bathroom and a bedroom. The adjoining outbuilding of approximately 370 m² offers great potential, on the ground floor a former stable (water and electricity) and upstairs a large L-shaped area (exposed stone walls and numerous openings). The house is heated by a wood insert (in the kitchen) and an air/air heat pump, the joinery is double-glazed wood, the septic tank only collects the toilets located outside the house, provide a treatment system for the wastewater from the house (kitchen and bathroom). . Unobstructed view of the countryside and mountains. Very rare in the area, in the countryside, but 5 minutes from the city center, this property could be suitable for a collective, family or artistic project.

Fees and charges :

286 200 € agency fees 5,66% à the responsibility of the buyer included

