



House

VILLEFRANCHE DE LAURAGAIS (31)

409 000 €*

* Agency fees to be paid by the seller



130 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

On the heights of Villefranche de Lauragais, 30mins from Toulouse, this 130m² villa built in 1968 with quality materials and very solid, has always been very well maintained. Close to all amenities, school, college, high school, bus, shops, physiotherapists, it will seduce you with its volumes, its brightness, and its many possibilities of life. Composed of a living room of more than 30m² with a balcony, a fireplace, a separate kitchen, a large cellar, a bathroom, a separate toilet and 4 beautiful bedrooms of 12m² each dressed in a warm wooden floor. A huge basement of 130m² with a mezzanine of 40m², with a ceiling height of 4m, two huge gates 4m high can accommodate motorhomes or heavy goods vehicles. PVC double glazing, shutters, exterior insulation less than 10 years old, central heating, large plot of 2300m², private access. Ideal large family, liberal profession, entrepreneur, investor. The living space and the basement can be completely separated for rental projects, storage, apartment(s). This villa has everything to please you, the proximity of amenities, its reversibility both for a family and for an investment project. To come and see without further delay. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 808527

Property type House

Year of construction 1968

Exposure S-W

View Vue sur Jardin

SURFACES

Living space 130 m²

Living room surface 32 m²

Land surface 2300 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 177

GES 45

APPENDIX

Parking couvert

Parking space 10

Garage 2

Videophone Non

SERVICES

Heater fuel

Kitchen vide



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle