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## Charming Village Home with Courtyard

**116 000 €** [ Fees paid by the seller ]



- Reference : AF26255
- Number of rooms : 4
- Number of bedrooms : 3
- Living space : 110 m<sup>2</sup>
- Land size : 290 m<sup>2</sup>



Located just 10 mins from Boulogne-sur-Gesse in the heart of an adorable village is this charming semi-detached home offering a spacious living room, three bedrooms, bathroom and a pretty courtyard. Entirely renovated, it awaits only you!

The entrance opens to the white gravel courtyard in which is located the entrance to the house.

You will discover a 6m<sup>2</sup> entrance opening to the spacious living area of more than 38m<sup>2</sup>, consisting of the sitting room and kitchen. A large bathroom consists of a bathroom, shower and sink. A separate toilet completes the ground floor.

A wooden staircase from the living room leads up to a small storage space and three good-sized bedrooms (14, 15 & 18 m<sup>2</sup>).

Heating is provided by a Godin wood burner as well as electric radiators. The old bread oven has been renovated and functions. A 200l storage tank supplies hot water. All windows are double glazed. The property is connected to the sewage mains.

You will be 10 mins from Boulogne-sur-Gesse, 22 mins from Castelnau-Magnoac, 32 mins from Saint-Gaudens and 1h20 from Toulouse.

**ENERGY CONSUMPTION : C (151)**

**GREENHOUSE GAS : A (4)**