

## Price on request

### Contact agency

Agence Charvy-Bonneau

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For sale house

4 rooms

Surface : 80 m<sup>2</sup>

Surface of the living : 11 m<sup>2</sup>

Surface of the land : 245 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiling

2 bedroom

1 shower

1 garage



## House 783 Prat-Bonrepaux

Located in the heart of a charming village along the SAINT GIRONS/TOULOUSE route, this house of approximately 80 m<sup>2</sup> (plus attic space) presents a great opportunity for renovation enthusiasts and those with custom project ideas. On the ground floor, you'll find an entrance, an unfurnished kitchen, a small living room facing the street, and a bathroom. On the first floor, a bedroom and an office (which can serve as a small bedroom). On the second floor, a bedroom and attic space of around 45 m<sup>2</sup> ready to be converted. On the street side, a garage of about 35 m<sup>2</sup>. Just a short walk away, a detached garden allows you to enjoy sunny days, imagine a vegetable patch, or create a relaxing corner. You'll be charmed by the authentic and peaceful setting, typical of the village, as well as the calm and friendly environment. Local shops and services are just minutes away (pharmacy, grocery store, bakery, medical center, and a market every Sunday). Renovation work is needed, giving you full freedom to unleash your creativity and breathe new life into this house, making it a truly unique home. A must-see without delay!

Property tax: 600 euros.

Fees and charges :

Document non contractuel

09/02/2026 - Prix T.T.C

