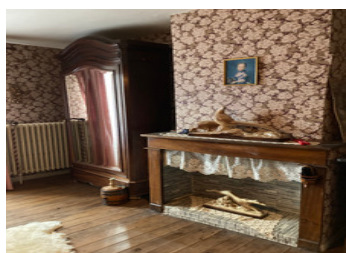


## Three / Four bedroom village house with good sized garden



## INFORMATION

Town:	Pampelonne
Department:	Tarn
Bed:	4
Bath:	1
Floor:	86 m2
Plot Size:	424 m2

## IN BRIEF

Good sized village property with Four bedrooms bathroom and large summer room .

Oil fired central heating, wood burner , bathroom good sized garden out buildings and wonderful view in need of some refurbishment.

## ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50 <b>A</b>	2	≤ 5 <b>A</b>	1
51 à 90 <b>B</b>		6 à 10 <b>B</b>	
91 à 150 <b>C</b>		11 à 20 <b>C</b>	
151 à 230 <b>D</b>		21 à 35 <b>D</b>	
231 à 330 <b>E</b>		36 à 55 <b>E</b>	
331 à 450 <b>F</b>		56 à 80 <b>F</b>	
> 450 <b>G</b>		> 80 <b>G</b>	
Logement énergivore		Forte émission de GES	

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.



## DESCRIPTION

Main entrance hall with door onto kitchen diner with oil fire boiler and wood burner ( 290 x 422 ) with kitchen units and window to front view .

Hallway with built in cupboards and door to bathroom and toilet .

Entrance from hall way leading to bedroom 1 ( 422 x 460 ) window to front with attractive fireplace and wooden flooring .

Door leading to bedroom 4 ( 290 x 300 ) with wooden flooring and window to rear view.

Stairs from bedroom 4 leading to bedroom 2 ( 310 x 360 ) wooden flooring and window to front .

Door to bedroom 3 ( 320 x 420 ) exposed beams wooden flooring and window to rear view .Door on top floor to storage area .

Door from main entrance hall leading to large garden and access to extension light summer lounge ( 1600 x 390 ) fire place and built in wood burner and various out buildings and storage areas .

Garden with its beautiful views is fully enclosed with established shrubs lawn and grape vine .

Whilst this delightful little property is currently in need of refurbishment it is habitable and priced accordingly in a delightful little village of Pampelonne with good amenities and easy access onto the main road to both Albi , Toulouse and Rodez .

## LOCAL TAXES

**Taxe foncière: 422 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>