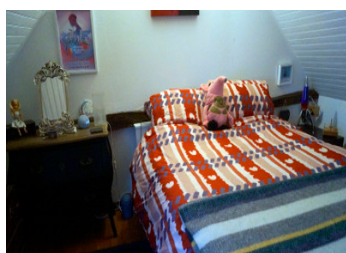


Pretty traditional three bedroom cottage set in a quiet hamlet



INFORMATION

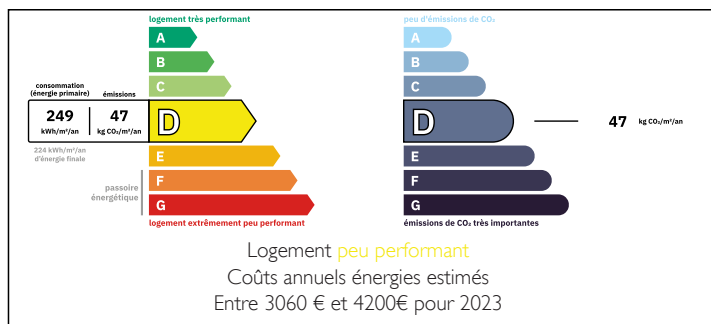
Town:	Saint-Projet
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	614 m2



IN BRIEF

An excellent opportunity to buy a lovely hamlet property located in a beautiful part of France. The house was originally two attached cottages which have been converted into one good sized residence comprising a large sitting/day room, a modern kitchen, three bedrooms and two bathrooms. This house would make an ideal holiday home or family residence. The house benefits from oil fired central heating supported by a wood burning stove and is fully double glazed.

ENERGY - DPE



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

The front entrance of the house opens on to a lobby (11.9 m²). At the opposite end of the lobby there is a second door to the rear garden. To the left of the lobby a door leads to the kitchen (15.8 m²). This is fully fitted with floor and wall units. The kitchen has space for a small dining table. A door leads to the sitting room (58m²). This is currently arranged as a sitting room but is large enough to have a dining area at one end. There is a large decorative fireplace with a wood burning stove. At the opposite end of the sitting room a staircase leads to the first floor where there is a bedroom (24.7 m² gross, 7.3m² habitable). There is also an ensuite bathroom (12.8m² gross, 3,7 m² habitable). Returning to the entrance lobby there is a door on the right hand side which leads to a bathroom (9.7m²).

A second staircase leads to the first floor where two further bedrooms can be found. Bedroom 1 ((15.8 m² ,4.7 m² habitable and bedroom 2 (17.2 m², 5m² habitable) Bedroom 2 is currently being used as a music room

The ground floor is tiled throughout and there are wooden floors upstairs.

The two ends of the first floor a separate, a legacy of when the property was two small cottages.

Outside there is a pretty mature garden with a wooden tool shed and a small brick building containing the fuel...

LOCAL TAXES

Taxe foncière: 699 EUR

Taxe habitation: EUR

NOTES