

Renovation project, great home or lettings investment in easy walking distance of amenities



INFORMATION

Town:	Lacrouzette
Department:	Tarn
Bed:	0
Bath:	0
Floor:	68 m2
Plot Size:	6 m2

IN BRIEF

Cute cottage with exposed beams and stone walls. This is an internal renovation project but the major works have been done. All that's left is to put your stamp on the inside and you can really let your imagination get to work as each of the three floors is open and can be configured to your preference. This blank canvas is waiting for you!

The village offers a small supermarket, café, restaurant, baker, banks, medical services, post office and other day-to-day services all within walking distance.

The images provided include "virtual home staging" images as inspiration for your renovation project. They are marked as being generated by AI "Suggestion d'aménagement réalisé par IA".



ENERGY - DPE

DPE not required.

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

From the street, climb three steps to reach the small outdoor area in front of the doors.

Enter through the front door to a large open living space/kitchen of 39 m²:

Exposed stone walls and exposed wooden beams supporting the floor above (recently replaced timber). A more recent kitchen extension is a light and airy space, with double-glazed windows on three sides and French windows to the small exterior entrance area, big enough for a bistro-style table and two chairs. The kitchen is equipped with a sink and electrical sockets, and is ready to be fitted to your own taste.

The 29 m² living space could be a really cosy area. A very large wood-burning stove is already on site, ready to be installed, and would provide heating for the entire house.

LOCAL TAXES

Taxe foncière: 319 EUR

Taxe habitation: EUR

NOTES

Wooden stairs up to the first floor:

New beams and flooring. Exposed stone walls. Two double-glazed windows to the front. The main level offers 29 m² of living space, with the potential to create one or two bedrooms and a bathroom.

Wooden stairs lead to a 9 m² mezzanine floor under the eaves, with two roof windows above. Ideal as a cosy sleeping area, additional living space, or home office.

From the living space, wooden steps lead down to a basement. This part of the house could provide enormous storage space, be the location for a bathroom/toilet and other facilities.

Whilst the square metre area of the space counted as "habitable" is relatively small, there is a large...