

Charming stone renovation with outbuildings, stunning views, and village nearby – major works done!

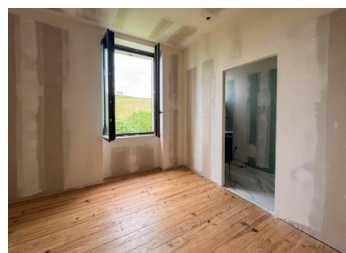


## INFORMATION

Town:	Cazes-Mondenard
Department:	Tarn-et-Garonne
Bed:	4
Bath:	4
Floor:	183 m2
Plot Size:	11788 m2

## IN BRIEF

Great opportunity to complete a charming stone property to your taste! This partially renovated home has already had all major structural work completed, including a new roof, doors, windows, and septic system. Inside, much of the renovation is also done – with insulated walls and roof, fitted kitchen, and modern bathrooms. The ground floor offers spacious living with a 65 m<sup>2</sup> open-plan kitchen/living area and three en suite bedrooms, allowing for single-level living. Upstairs, there's another generous living space, an additional en suite bedroom, and convertible attic space. Set on over 1 hectare of land, the property also features large outbuildings and a peaceful, private setting—yet is just a short walk to the local village with amenities and a fantastic restaurant. A character-filled rural retreat with great potential, ready for the finishing touches!



## 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.



## LOCAL TAXES

**Taxe foncière:** 1100 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Covered terrace (22.6 m<sup>2</sup>)

Entrance hall/hallway (29.25 m<sup>2</sup>) with technical room (1.3 m<sup>2</sup>)

WC (2 m<sup>2</sup>) with wash basin

Kitchen/living area (65 m<sup>2</sup>) with travertin flooring, beams, fully equipped (new) kitchen

Bedroom 1 (13 m<sup>2</sup>) with bathroom (4.5 m<sup>2</sup>) with wash basin and shower

Bedroom 2 (13 m<sup>2</sup>) with bathroom (3.3 m<sup>2</sup>) with wash basin and shower

Bedroom 3 (12.75 m<sup>2</sup>) with bathroom (3.75 m<sup>2</sup>) with wash basin and shower

### FIRST FLOOR:

Landing/living area (42 m<sup>2</sup>)

Bedroom 4 (36 m<sup>2</sup>) with 2 Velux windows, and en suite bathroom (10.5 m<sup>2</sup>) with wash basin, bath with shower, WC

Attic space (68 m<sup>2</sup>) to be converted

LOWER GARDEN LEVEL: this could easily be converted in a separate apartment

Boiler room (55 m<sup>2</sup>) with oil fired central heating boiler, oil tank

WC (1.9 m<sup>2</sup>) and shower room (2.35 m<sup>2</sup>) both to be renovated

Several rooms, interconnected, all with an exterior door (13.5 m<sup>2</sup>, 12.75 m<sup>2</sup> and 40 m<sup>2</sup>)

Basement (25.25 m<sup>2</sup>)

### EXTRA :

Barn with stables (230 m<sup>2</sup>)

Outbuilding/garage in brick (78 m<sup>2</sup>)

Stone outbuilding (38 m<sup>2</sup>) over 2 levels

1,1 ha of land surrounding the property, with beautiful views

New roof – new doors and windows in alu – newly installed septic tank (fully conforming) – property well insulated – provisions are made for oil fired heating (central heating boiler provided, no radiators yet) – new kitchen – new bathrooms

Very private location without close neighbours, walking distance to the village