

Magnificent property comprising four independent cottages together with swimming pool



INFORMATION

Town:	Castanet
Department:	Tarn-et-Garonne
Bed:	10
Bath:	7
Floor:	364 m ²
Plot Size:	3523 m ²



IN BRIEF

This is a beautiful 19th century property which is thought to have been a farmhouse and associated outbuildings originally. It has been converted into four cottages, which could be considered as accommodation for an extended family or suitable as a holiday business. For ease of reference in this description, the cottages have been designated as Units 1 - 4 . The accommodation comprises the following:

Unit 1: 2 Salons 3 Bedrooms. This property could be subdivided to make two one bedroom gites.

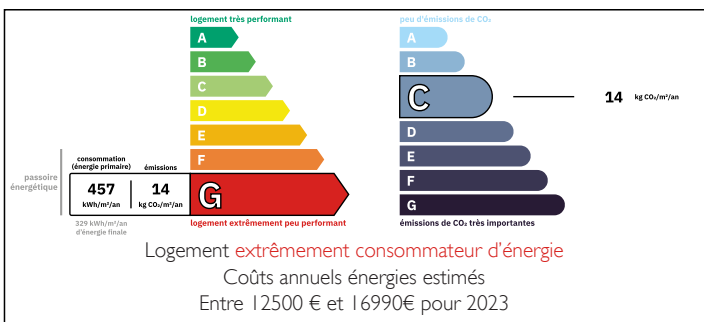
Unit 2: 1 Salon, bedrooms

Unit 3: 1 Salon 2 Bedrooms

Unit 4: 1 Salon, 1 Dining Room 3 Bedrooms.

The property benefits from 5 cellars, all of which could be converted to additional accommodation if required. There is also a large swimming pool and mature gardens including a well stocked vegetable garden

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 property is accessed by a pedestrian door and a vehicle access which lead to a large courtyard. Units 1, 2 and 3 are located in the original farmhouse to one side of the courtyard and unit 4 is in an original barn to the opposite side. An archway at the far end of the courtyard leads to the garden and the swimming pool.

A short flight of steps leads to a covered verandah. A door leads from this to a small porch. A door to the right of the porch leads to Unit 1.

Unit 1 comprises a Kitchen/Dining room (21 m²). Fitted kitchen floor and wall units, wooden floor. There is an electric radiator in here. At one end of the room four steps lead into the sitting room (21m²). Wood floor. At the end of this room, there is a wood burning stove within a stone fire surround. A french window opens on to an ornate balcony.

A wooden staircase leads to the first floor where there is a bedroom (22m², 15m² habitable) and a bathroom (3.6m²), both with wooden floors.

A flight of tiled stairs leads from the ground floor entrance lobby to a bedroom (16m²) with a tiled floor, a sitting room with a stone floor (21.5m²) and a shower room (3.8 m²).

This suite of rooms also has access to the exterior and could either be designated as part of unit 1 or be a separate 1 bedroom gite, designated as Unit 1a....

LOCAL TAXES

Taxe habitation: EUR

NOTES