

## House with land and outbuildings

EXCLUSIVE



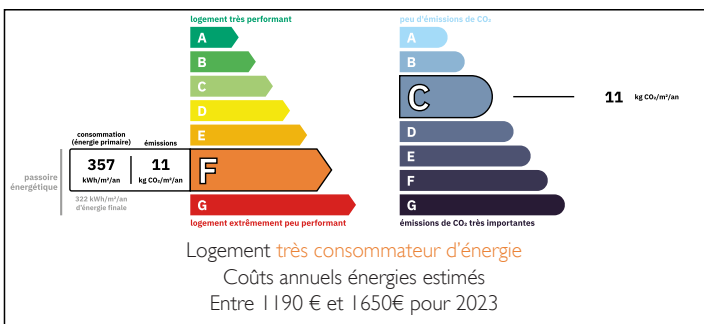
## INFORMATION

Town:	Brassac
Department:	Tarn-et-Garonne
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	14454 m2

## IN BRIEF

Peaceful countryside property ideal for holidays or permanent lifestyle.

## 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

Nestled amidst rolling hills and farmland, this property, partially built of Quercy stone, offers numerous advantages for a peaceful life as a second home or permanent residence in the countryside.

The main house comprises a living room with a wood-burning stove for optimal comfort, an east-facing veranda with a summer kitchen, and a bedroom with an en-suite bathroom and toilet. Insulation, electricity, and plumbing are already installed in this house.

A garage/workshop, a studio with an outdoor bedroom, small outbuildings, and parking for several vehicles, all situated on 1.4 hectares of land with a well, further enhance the development possibilities of this exceptional property.

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

## LOCAL TAXES

Taxe foncière:	226 EUR
Taxe habitation:	EUR

## NOTES