

A traditional Barn, sitting in a quiet hamlet, in the course of conversion to a two bedroom cottage.

EXCLUSIVE



## INFORMATION

Town:	Saint-Projet
Department:	Tarn-et-Garonne
Bed:	2
Bath:	0
Floor:	80 m2
Plot Size:	500 m2

## IN BRIEF

This is a pretty traditional Barn which is in the course of renovation. The main structural work has been completed and windows and doors installed. Work that still need to be undertaken includes internal partitioning as required, creation of a kitchen and bathrooms. Plumbing and electrical installation must also be undertaken. There is a water connection at the house, but the electrical connection is still required. A septic tank and soakaway has been installed and simply requires a final connection into the house. The work is at a stage where the successful buyer can influence the arrangement inside the building.

## 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

The house is set at the edge of a tiny hamlet and enjoys pretty views over open fields.

Entry to the house is via a new double glazed double doors leading straight into a room which will eventually be the kitchen (20m<sup>2</sup>). This room covers the whole width of the house (5m) and a window at the back affords views over the surrounding fields. At present this room is an empty space and all services and kitchen furniture have yet to be installed. There is a concrete floor that will need a finish

A doorway leads from the kitchen to the sitting room (35m<sup>2</sup>). again this is an empty space which needs electrical services. If required, there is space here for a cloakroom/toilet, possibly under the stairs if services connections can be readily made. Again there is a concrete floor that needs a finish.

A temporary wooden staircase leads from the sitting room to the upper floor. This has a gross area of 59m<sup>2</sup> of which 25 m<sup>2</sup> is habitable. At this stage there are no internal partitions in this space, but it would lend itself to two bedrooms and a bathroom, or possibly two ensembles. The floors are boarded out and again will require a final finish. There is a double glazed floor level window in a dormer that would require the installation of a Juliet balcony

Outside to the side of the house there is a small field of roughly 500m<sup>2</sup> which would...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES