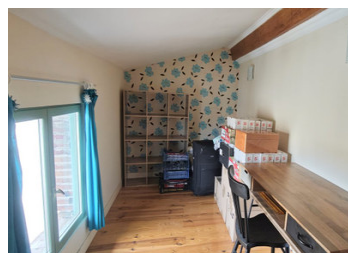


## Charming renovated townhouse in Villemur-sur-Tarn



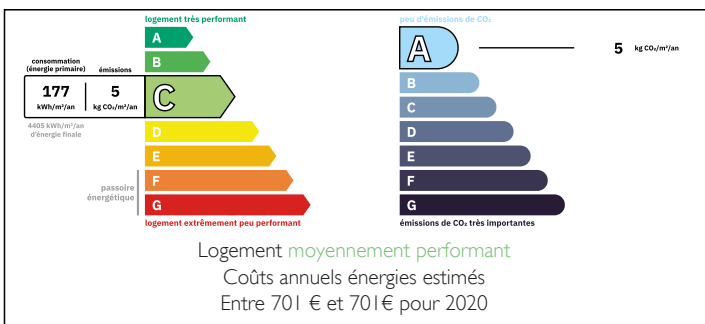
## INFORMATION

Town:	Villemur-sur-Tarn
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Fully renovated in 2022, this delightful townhouse is ready to move into with no work required. First, you'll be charmed by its beautiful and well-preserved brick façade, then you'll like its character features including wooden floors and its wooden staircase. The ground floor offers a fully equipped living space, ideal for everyday comfort. On the first floor, you will find a versatile room that can be used as a living room or bedroom, along with a bathroom with WC. The second floor features a cozy bedroom with a skylight (Velux) and a separate office space. The property is equipped with recent inertia radiators, ensuring efficient and comfortable heating. It is also connected to the mains drainage system. A public parking area is conveniently located right in front of the house. Ideally situated, the property benefits from easy...

## 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

A perfect blend of character, convenience, and modern living—ideal as a main home, holiday retreat, or investment property.

- recent renovation
- period charm
- nearby parking
- low maintenance

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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: 1 100 EUR**

## NOTES