



VIALEX International

Immobilier SAS

Ref
82620



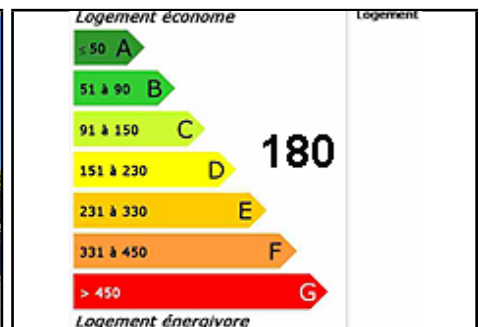
**Price including
commission
199 000€**

Commission 5,9%
Price excluding
commission
188 000€

A most attractive Quercy stone village house with sunny courtyard garden in a quiet hamlet close to the hilltop bastide village of Lauzerte, Tarn et Garonne. A very spacious (175m²) and tastefully renovated home in a quiet location, yet just a few minutes drive from shops and restaurants at Lauzerte. Sunny garden (60m²) with patio and lawn area, ideal for taking the sun and al fresco dining. Large, beamed kitchen/dining room with tiled floor and fully fitted with kitchen units and white goods. Rear utility room off. Up the stone stairs to the spacious (30m²) and light living room with beamed ceiling, pine floor, fireplace with woodburning stove and double aspect to far reaching views. Small hall/study area. Double bedroom 1 (20m²) with pine floor, fireplace with woodburning stove, beamed ceiling and views. Double bedroom 2 (20m²) with terracota tiled floor and en-suite bathroom with bath and walk-in shower. There is a third attic bedroom with an en-suite bathroom.

There is an integral garage and vaulted stone wine cellar, both with access from within the house. Here could be installed a central heating boiler to feed the central heating radiators already installed in the house. Currently it is heated with the woodburning stoves. The house is presented in very good condition, ready to move into. In many ways an ideal holiday home (low maintenance and close to villages) but could also be permanent. Lauzerte 5 mins. Toulouse airport 75 mins.

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Bedrooms 3 **Reception** 1 **Bathrooms** 2 **Central Heating** NO **Swimming Pool** NO
Drainage To standards **Floorspace** 175m² **Taxes Foncières** 997€ **Mandate N°** 2751

All measurements are approximate. Agency commission, included in the price, payable by the buyer.

