



Ref
82712



**Price including
commission
171 000€**

Commission 6,9%
Price excluding
commission
160 000€

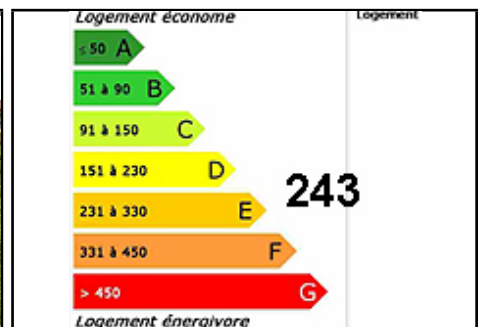
A spacious and charming village home built in the 1930s and set in 2540m2 gardens, popular village in Tarn et Garonne. Set in the heart of this village with shops, restaurants, produce market...all within walking distance. Gated entrance to ample parking and to garage under the house. Steps up to the front door and hallway. To the right a sunny living room with pine floor, woodburning stove. Dining room with pine floor and outlook over the garden. An old fashioned kitchen with glazed door to balcony overlooking the rear garden. There is a large double bedroom on this floor, with WC. Study and a large room which could become a further bedroom or study if required. Upstairs there is a small study with views to the garden, and 3 spacious double bedrooms...one with an en-suite shower and one with an en-suite bathroom and access to a sunny roof terrace. There is a double bedroom in the attic.

Under the house are cellars, laundry room, garage and workshop. There are gardens on all sides, with the main part of 1/2 acre being behind the house with fruit trees, chicken shed, 2 wells and at the top a large garage/workshop with access to a rear lane.

This is a large and airy home in good order, and requiring modernisation only. Excellent location for someone who wishes to be part of the local community. Very good value for money.

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Bedrooms 5 **Reception** 2 **Bathrooms** 2 **Central Heating** YES **Swimming Pool** NO
Drainage Mains **Floorspace** 195m2 **Taxes Foncières** 1285€ **Mandate N°** 2895

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

