



**VIALEX** International

Immobilier SAS

Ref  
82731



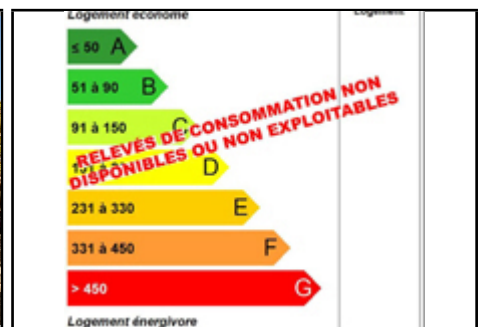
Price including  
commission  
**299 000€**

Commission 6,8%  
Price excluding  
commission  
280 000€

A spacious and stylishly renovated stone residence in the heart of a pretty bastide village in Tarn et Garonne. Recently renovated throughout, this elegant home offers up to 6 bedrooms and benefits from a sunny courtyard garden.

Entrance under the arcades of this ancient village to a long hallway with terracotta tiled floor and French window at the end leading to the courtyard. To the right a splendid salon ( 40m<sup>2</sup>) with fireplace, seagrass flooring, and large windows out to the village and to the courtyard. To the left the old kitchen could become the new study (15m<sup>2</sup>) overlooking the square. To the rear is a bright kitchen (18m<sup>2</sup>) with stone floor, fireplace with Godin colonial woodburning stove and access to the courtyard. On the first floor is a long landing with 6 double bedrooms off. Bedroom 1 (20m<sup>2</sup>) a bright double with French window out to the first floor gallery overlooking the courtyard below, and en-suite shower room. Bedroom 2 with old wood floor. Family bathroom with roll top bath. WC. Bedroom 3 with old wood floor, fireplace and outlook to the square. En suite bathroom with roll top bath. Bedroom 4 is a spacious former upstairs salon with marble fireplace and could be used as such again . Bedrooms 5 and 6 are both doubles and with wood floors. There is a huge attic which could be converted to 4 bedroom suites if B&B is your project. Lovely village with restaurant, bakery, grocer's store. Toulouse 1hour.

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Bedrooms 6 Reception 1 Bathrooms 3 Central Heating NO Swimming Pool NO

Drainage Mains Floorspace 250m<sup>2</sup> Taxes Foncières Mandate N° 2944

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

