

“UNDER OFFER” An outstanding opportunity to acquire an 18th century Farmhouse and guesthouse



INFORMATION

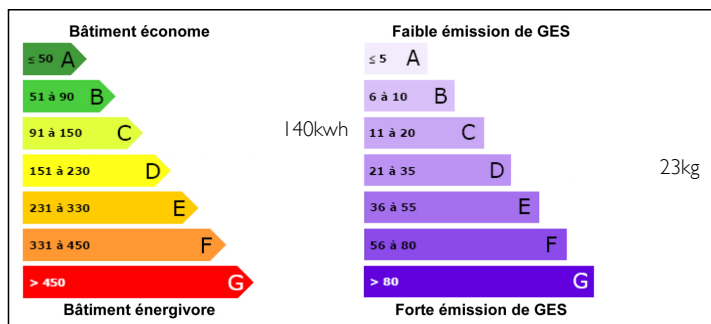
Town:	Lavaurette
Department:	Tarn-et-Garonne
Bed:	7
Bath:	5
Floor:	230 m2
Plot Size:	10160 m2



IN BRIEF

“UNDER OFFER” An exceptional and unique opportunity has just arisen to acquire an extensive range of 3 individual properties located within easy reach of the lively and historic towns of CAUSSADE and St ANTONIN NOBLE- VAL in Tarn et Garonne, an hour's drive from Toulouse International Airport with excellent rail links.

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.



LOCAL TAXES

Taxe foncière: 1610 EUR

Taxe habitation: 1130 EUR

NOTES

DESCRIPTION

The main features comprise:

□ A Main Family Home - fully restored with many original features;

this well- presented farmhouse comprising Kitchen, 2 Salons, a

Dining Room and 3 double bedrooms, each with ensuite facilities.

□ A Guest House /Gite – beautifully restored and presented,

totally self-contained property with a very light and spacious

Salon and Kitchen area with direct access to its own patio and

steps to the pool. Ideal for letting as a Gite, with ensuite

bedrooms sleeping up to 7 persons.

The main house and guest house benefit from a very efficient gas fired central heating system.

□ A Spacious Stone Barn set in around an acre, which has been

partially restored with a new attractive tiled roof. Easily

converted into 2 separate gites as a further business opportunity.

□ A Large Salt Water Swimming pool, fully equipped with

electronic controls, ensuring a constant supply of sparkling

water. Recently fitted with a new pool liner.

□ A Full Wimbledon sized Hard Tennis Court, with a practice wall,

all in excellent condition.

THE ABOVE COMBINED, OFFER A UNIQUE OPPORTUNITY TO PURCHASE:

a. A MAIN FAMILY HOME.

b. A GUEST HOUSE/ GITE ready for immediate letting.

c. A RESORATION PROJECT already equipped with a new roof, that has the potential to be converted into an exquisite individual home in its own