

UNDER OFFER Charming nicely renovated house with independent gite on edge of hamlet – quiet location but close to village.



INFORMATION

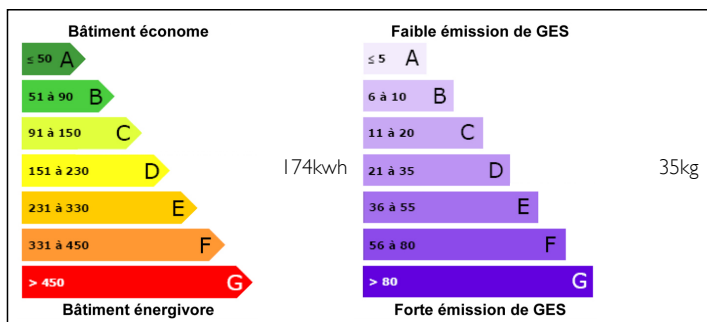
Town:	MIRANDOL
Department:	BOURGNOUNAC Tarn
Bed:	3
Bath:	3
Floor:	123 m2
Plot Size:	860 m2



IN BRIEF

UNDER OFFER Nicely renovated 2-bedroom 2-bathroom house with independent gite in a small hamlet close to Mirandol-Bourgnounac. Countryside views, new drainage and gas tank installations, double-glazed wooden windows throughout make this a home ready to move into. Gas-fired central heating. The additional gite can be used as extra space for family and friends who visit, or to generate some revenue. Large garage/storage spaces beneath the gite provide additional scope. The plot is easy to maintain, with access and space for parking. Carmaux (17km), Rodez (57km), Villefranche de Rouergue (36km), Albi (39km)

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: 671 EUR

NOTES

DESCRIPTION

HOUSE INTERIOR

Ground floor

- Open-plan lounge/diner (21m²) – 'Jotul' woodburner
- Kitchen area (6m²)

Stairs to first floor:

- Landing (3m²) with radiator
- Bedroom (15m²) with exposed beams
- Luxury spacious bathroom (9m²) with bath, basin, WC

Stairs to top floor:

- Bedroom (21m² with some restricted height)
- Bathroom (5m²) with shower, basin, WC

ANNEXE/GITE INTERIOR

First floor

- Open plan kitchen/lounge/diner (29m²)
- Bedroom (11m²) with countryside views
- Bathroom (3m²) newly fitted shower, basin, WC

Ground floor

- Garage/workshop/storage space (39m²)

OUTSIDE

- Garden of 800m²

FURTHER PHOTOS AVAILABLE.
All measurements are approximate.