

Charming 2-bedroom cottage with garden and annexe, ideal to create a studio apartment.



INFORMATION

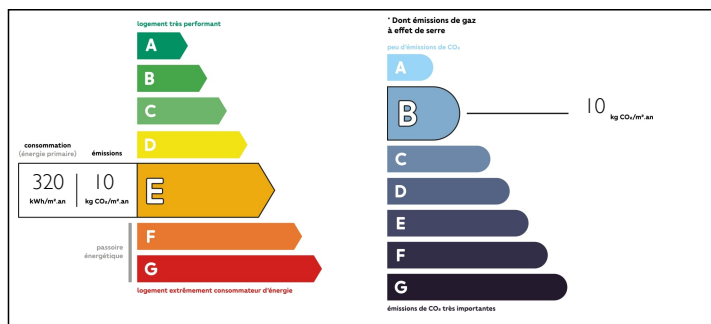
Town:	Miramont-de-Quercy
Department:	Tarn-et-Garonne
Bed:	2
Bath:	1
Floor:	79.5 m2
Plot Size:	136 m2



IN BRIEF

Nicely situated at the end of a no-through road, in a small village, with stunning views over the countryside, you find this charming 2-bedroom cottage : an ideal holiday home, perfect for rentals or a lock-up-and go. There is a nice terrace to the front, a favourite spot to enjoy your morning coffee. On the main level you will find a bedroom and the open-plan kitchen/dining/living room, with an authentic fireplace and a wood burner. On the garden level below is the bathroom and another spacious bedroom, with access to a small courtyard. From the courtyard : access to the annexe which has 2 rooms. Currently used as a summer kitchen and/or 3rd bedroom, this space could easily be part of the main house, or it would make a perfect studio apartment, with its own entrance and terrace with views. Lots of possibilities.

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: 408 EUR

NOTES

DESCRIPTION

GROUND FLOOR :

Front terrace

Living room (21,7 m²) with fireplace and wood burner, spiral staircase to garden level

Kitchen (6,4 m²) fully fitted, original stone sink

Bedroom 1 (9 m²)

GARDEN LEVEL :

Hallways (5,8 m²)

Bathroom (6,7 m²) with wash basin, bath, shower and WC

Bedroom 2 (13,15 m²) with access to courtyard.

Extension, with 2 rooms (9,75 m² and 7,15 m²) with small kitchen, exterior doors, leading to the back terrace (27 m²)

EXTRA :

The property has a good roof. Heating : wood burner and electric heaters. It also benefits from mains drainage.

Quiet village location, at the end of a dead end road. Great views over the surrounding countryside.

Low maintenance outside space

Lauzerte : 8 km

Montaigu de Quercy : 15 km

Montcuq : 19 km

Lafrançaise : 23 km

Agen (TGV!) : 44 km

Toulouse airport : 80 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>