

Very attractive character 5-bedroom family town house with annexe, courtyard, and garden. Ready-made B & B!

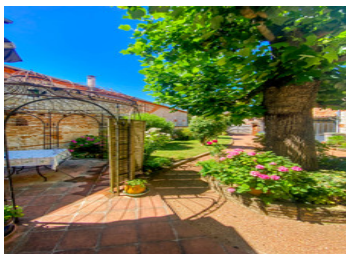


## INFORMATION

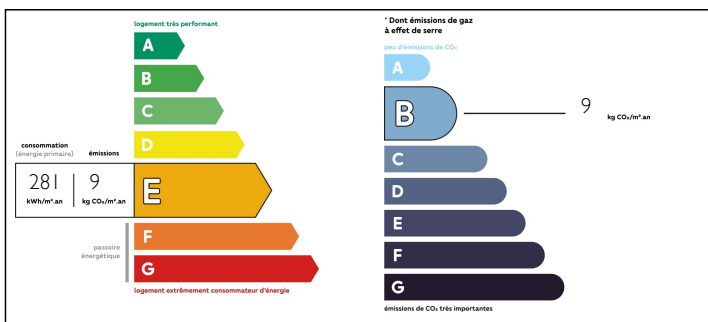
Town:	Malause
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	277 m2
Plot Size:	451 m2

## IN BRIEF

This lovely stone and brick built house dates back to 1850 and has been restored keeping all of its charm and character. It is currently divided down the middle into two self-contained units making it perfect for a family home and gîte or perhaps two rental units. Both parts can be accessed from a pretty private courtyard. They could equally very easily be reunited to make one 5 bedroom house. Situated on the Route of the Compostelle and a famous cycle route, the gîte is popular with both hikers and cyclists. The 277m<sup>2</sup> of living space includes 5 bedrooms, 2 bathrooms, 2 kitchens, and 3 salons, all with exposed beams and large windows. In addition, an annex of 33m<sup>2</sup> offers more business opportunities or the possibility of adding a studio. The large peaceful courtyard/garden area is partially laid to lawn with established shrubs and trees. A beautiful wrought iron pagoda...



## ENERGY - DPE



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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: 1547 EUR**

## NOTES

## DESCRIPTION

It is easier to describe the property as two separate houses to make the layout clear. However, in order to return the property to a 5 bedroomed home with internal and external access would be easy.

### HOUSE 1. GROUND FLOOR:

A light open living space incorporating a traditional kitchen (2.8 x 2.6m) with cupboards, single oven, hob, and large windows looking out onto the garden and a large salon ( 5.7 x 7.2m) with french doors opening onto the garden and large windows. The exposed beams and large windows make this a very attractive and light space.

### FIRST FLOOR:

A long hallway leads to  
Bedroom One (4.4 x 3m) with a window overlooking the garden, and exposed beams.  
Bedroom Two (4.5 x 3.3m) with exposed beams and large wardrobe  
Separate WC  
Bedroom Three or office (3.0 x 5.5m) with window and storage space  
Bathroom with vanity unit, bidet, bath, large cupboard and window overlooking the garden.  
Salon (5.52 x 3.75m) Very attractive room with large double windows overlooking the garden and front, with exposed beams and high ceiling.

### HOUSE 2 (currently used as a gîte )

#### GROUND FLOOR:

Kitchen (3.5 x 3.2m) with double sink, storage, and windows overlooking the garden.  
Dining room (4.12 x 3.65m) with large double window overlooking the garden. Fireplace and parquet flooring.  
Living space : (7.1 x 5.5m) A lovely large arched window provides plenty of light into this attractive room with exposed beams.

#### FIRST FLOOR MEZZANINE LEVEL: