

Traditional stone Farmhouse and two Barns



INFORMATION

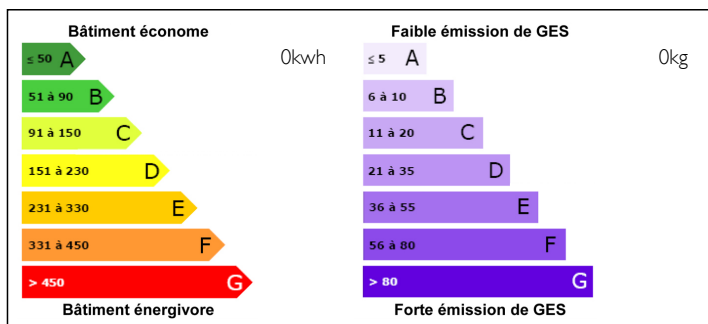
Town:	CAYLUS
Department:	Tarn et Garonne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	13289 m2

IN BRIEF

A traditional stone farmhouse with one attached barn and a further separate barn in the grounds. This property comes with planning permission to convert the attached barn to additional accommodation. It therefore has the development potential to be a large family home or a house with gites or chambres d'hotes. The house comprises a large kitchen and salon/dining room with three bedrooms and is in need of some modernisation. The attached barn is currently used for garaging cars. There are extensive fields and woodland associated with the property. The village of Memer is nearby where there are bars, a boulangerie, hairdresser and a popular restaurant.



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.



DESCRIPTION

The entrance leads directly to:

Kitchen (20.6m²) oil fired boiler, radiator, tiled floor. doorway to:

Narrow walk-in cupboard (5.9m²) doorway to: Salon/dining room (22m²). Radiator, window, door to exterior, tiled floor.

Staircase from kitchen to first floor:

Bedroom 1 (18.1m²). Radiator, windows at back and front of the house

Bedroom 2 (11.7m²). Radiator, Window at back of house

Bedroom 3 (11.2m²) Radiator, Window at Front of house

Ensuite Bathroom to bedroom 3 (4.3 m²) Bath, wash hand basin, separate w.c.

Doorway from first floor hallway to terrace/balcony. Staircase from here to ground floor exterior. Access from balcony to upper floor of attached barn (96m²)

Lower floor of attached barn (96m²). Permission has been obtained to develop this barn into further rooms.

After development this property would be ideal as a chambres d'hotes or house with gites.

There is a separate barn in the grounds of the property. This is divided into two areas (57.8 m² and 42.3 m²). currently used for storage, but would be ideal for further accommodation if required.

There is also a 200 m² storage tank for rainwater collection located in the grounds.

Villefranche 16km, Caylus 14km, Montauban 64 km, Toulouse 115km

LOCAL TAXES

Taxe foncière: **280 EUR**

NOTES