

Beautiful Maison de Maître, surrounded by fields, no close neighbours. Spacious home with 4 beds & 2 bathrooms



INFORMATION

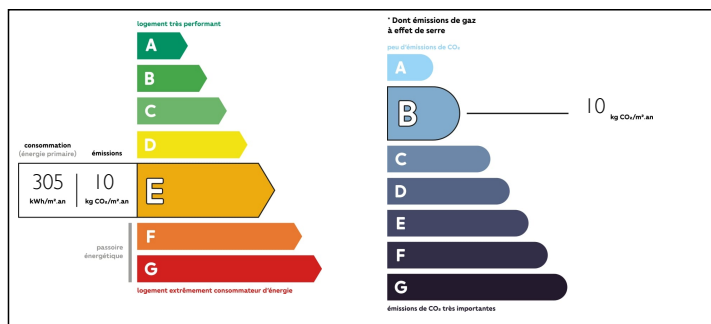
Town:	Caumont
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1400 m2

IN BRIEF

What a find ! Charming property with some authentic elements: pretty wood and iron staircase, wooden entrance door, through hallway, ... but also in need of some internal updating : bathrooms, kitchen, heating. Good ceiling height and spacious rooms. So many possibilities, a dream project.

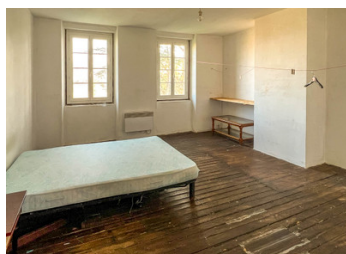
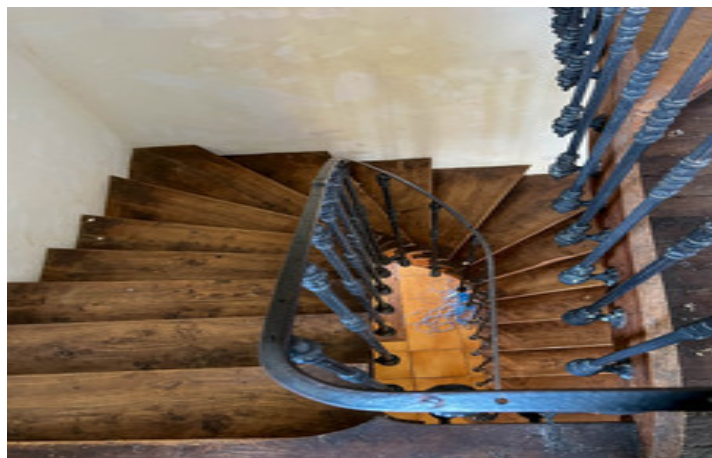


ENERGY - DPE



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

GROUND FLOOR :

Main entrance (21.8 m²) with staircase

Kitchen (18.25 m²)

Living room (22 m²) with fireplace

Dining room/bedroom 1 (26 m²)

Shower room (6.20 m²) with washbasin, shower and WC

FIRST FLOOR :

Landing (16.5 m²)

Bedroom 2 (7.8 m²) – office

Bedroom 3 (22.5 m²)

Bedroom 4 (24.5 m²)

Bedroom 5 (19.30 m²)

Bathroom (7.3 m²) with sink, bidet and bath

WC (1.45 m²)

EXTRA:

Double glazing

Flat garden (approximately 1400 m²)

St Nicolas de la Grave: 4 km

Castelsarrasin: 10 km

Moissac: 12 km

Toulouse airport: 65 km

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

LOCAL TAXES

Taxe foncière: 1615 EUR

NOTES