

Spacious 4 bedroom property, with separate apartment, swimming pool, nice gardens and panoramic views.

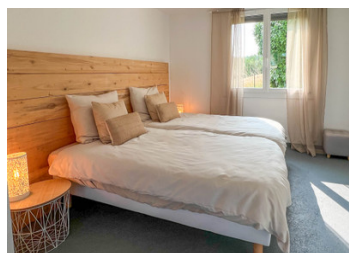


INFORMATION

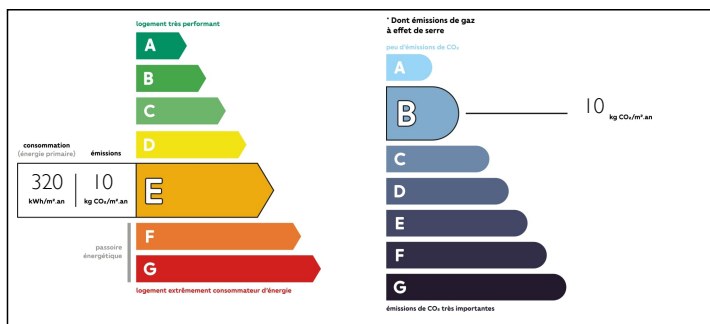
Town:	Cazes-Mondenard
Department:	Tarn-et-Garonne
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	13735 m2

IN BRIEF

Very private location, situated at the end of a private lane with stunning views, walking distance to a popular village with commodities, and only 7 km from the Bastide village Lauzerte. This versatile property has a one-bedroom apartment on the garden level, ideal for friends/family or rental accommodation. The main sitting room on the 1st floor offers 180° views over the grounds, the swimming pool, a small lake and the surrounding countryside. Solar panels on the roof help to reduce the electricity bill significantly. This property is nicely presented and needs to be viewed to be fully appreciated.

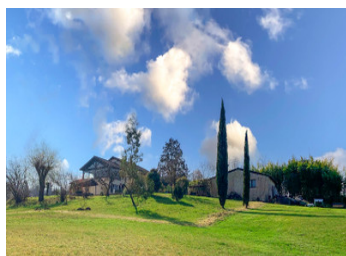


ENERGY - DPE



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: 1500 EUR

NOTES

DESCRIPTION

GARDEN LEVEL :

Entrance hall (23m²) with French doors
 Independant apartment (with new PVC windows and electric roller blinds) including kitchen (8 m²), living room (15.35 m²), bedroom (11.5 m²), shower room with WC (5.2 m²)
 Utility room (10.5 m²)
 Storage room (13.6 m²)
 Bedroom 1 (19 m²) with en-suite bathroom (8.5 m²) with wash basin, shower and WC

GROUND FLOOR :

Kitchen (9.5 m²) fully fitted, with doors to front terrace and garden
 Living/dining room (34 m²) with fireplace and wood insert
 Bedroom 2/office (10 m²)
 WC (1.35 m²)
 Bathroom (4 m²) with wash basin and corner bath
 Bedroom 3 (11.25 m²)
 Inner hallway/study (12 m²) with stairs to first floor
 Living room (50m²) with wood burner, glass sliding windows on 3 sides, providing spectacular views over the gardens, pool and surrounding countryside

FIRST FLOOR : reduced head height in bedrooms and bathroom

Bedroom 4 (12 m²)
 Bedroom 5 (24.5 m²)
 Bathroom (3.9 m²) with wash basin, bath and WC
 Attic (20m²) currently used for storage

EXTRA :

Long private driveway, giving you complete privacy
 Swimming pool 10 m x 5 m, chlorine, with tiled terrace, new liner, solar shower
 Covered sun terrace pool side
 Carport for 2 cars
 Garage (40 m²) currently used as workshop
 Landscaped gardens directly surrounding the property, vegetable garden, orchard and fields : total land size : 1 ha
 Well with pump (used for the vegetable garden)