

MUST SEE. Beautiful renovated single story home, large garden, river access, great views. Village location.

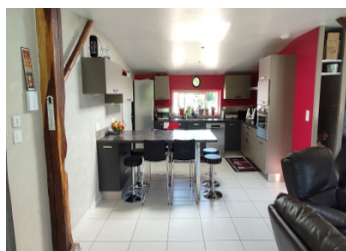


INFORMATION

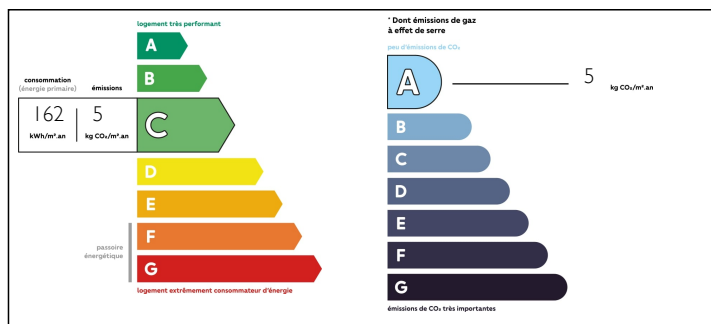
Town:	Castelbiague
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	4184 m2

IN BRIEF

This property has been lovingly renovated and has many features. Plenty of space for a family home, holiday home and for entertaining. 4 double bedrooms including Master bedroom with large walk in dressing room (lots of storage/closet space) and ensuite shower room with wc. Open plan kitchen/dining/living room with open views out to garden. Office room off the living room area. Seperate utility room. Garage & large area for parking. Built in covered area overlooking garden which would be a great place for a hot tub.

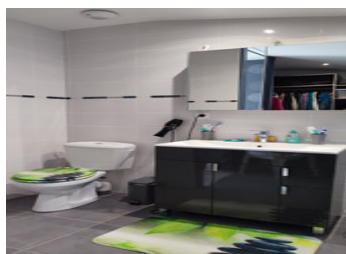
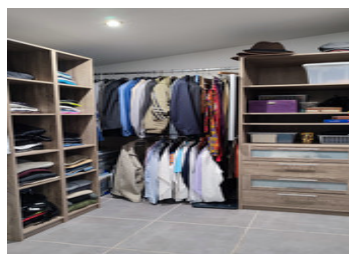


ENERGY - DPE



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

This beautiful property is ready to move into. As you enter the front door you are greeted by a lovely open entrance with a walled plant arrangement as a divider. To the left side, the bright & airy living area has plenty of room for seating and socialising. There is also a cosy wood burner for cooler winter evenings. The separate office space is behind the wall where the wood burner is. Great if you work from home. Walking to the kitchen area you will find a modern kitchen equipped with everything you need and a big breakfast bar/table for serving your family & friends. Perfect for parties.

To the right of the entrance way is a door which leads to the bedroom wing. There are 4 bedrooms. The master bedroom is at the far end with its beautiful dressing room and ensuite shower room. There is also a family bathroom. The utility room has plenty of storage for all your cleaning products, equipment, etc.

Outside the large garden has mature plants and trees and the lawned area leads down to the river at the bottom. There is more than enough room for a swimming pool to be fitted if you wish. But If you enjoy paddling in rivers you have access to this. There is also the built in covered area attached to the house that would make a great spot to put a hot tub. It has direct access to the...

NOTES