

UNDER OFFER traditional 3-bedroom detached home with large pretty garden, near popular village.

EXCLUSIVE



INFORMATION

Town:	Septfonds
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	195 m2
Plot Size:	4480 m2

IN BRIEF

Attractive detached traditional Quercynoise house set in over 4,500m² of mature gardens close to the popular village of Septfonds.

A fantastic opportunity to complete a character home where many major works are already done. The property benefits from a brand-new roof, a beautiful recently installed kitchen and modern bathrooms – giving you a huge head start while leaving scope to add your own style and value.

Further finishing is required. Heating is currently via electric radiators, and a full system could be installed. Some electrics need boxing in, walls finishing and insulation improving. A true rough diamond ready to shine.

Upstairs, an apartment with independent access offers excellent guest or rental potential but will require a kitchen.

The adjoining two-storey garage provides superb storage or the chance to extend (subject to



ENERGY - DPE

DPE not required.

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

Character property with additional accommodation and its own private entrance, set in 4,480m² of beautiful mature grounds, just a few minutes' drive from the lively village of Septfonds and its amenities.

Priced to reflect the work required, this is a fantastic opportunity to create a truly outstanding home in a sought-after location. The land is mainly flat and fertile, ideal for gardening, animals or simply enjoying the space and privacy.

Many important elements are already in place, including a good roof, a superb brand-new quality kitchen, and beautiful stone walls and exposed beams throughout. A large adjoining two-storey barn provides extensive storage or development potential but will require renovation.

LOCAL TAXES

Taxe foncière:	1872 EUR
Taxe habitation:	940 EUR

NOTES

Main house – ground floor:

Entrance via double patio doors into a spacious L-shaped living/dining room (approx. 5.2 × 6.8m) with tiled floors and character features. The magnificent new kitchen (5.8 × 2.3m) includes quality units, worktops and garden views. A charming salon (5.7 × 5.2m) offers stone walls, alcoves, beams and a window to the garden. There is also an open office area, utility room and WC.

Work required on this level includes insulating the salon, finishing walls in the dining room and WC, installing a heating system, and redoing some PVC ceilings. There is potential to open sections to create a more contemporary flow.

First floor (main house):

Landing to a bedroom overlooking the garden and a shower room with modern fittings. Further cosmetic updating is expected.

Accommodation with private entrance:

Reached via the exterior stone staircase, this charming space includes a...