LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A27551DJE82 Price: 114 500 EUR

agency fees to be paid by the seller

Beautifully Modernised traditional town house in a quiet village















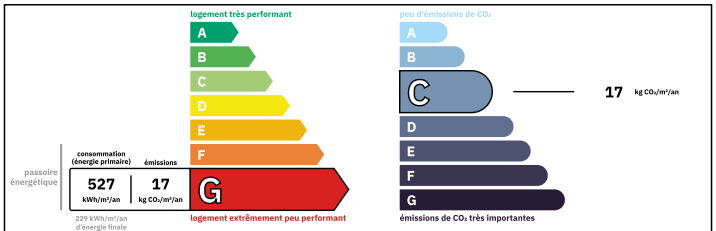
INFORMATION

Town:	Saint-Projet
Department:	Tarn-et-Garonne
Bed:	2
Bath:	2
Floor:	65 m2
Plot Size:	7 m2

IN BRIEF

A traditional, pretty house that has been lovingly restored and modernised by the present owners
The property comprises two bedrooms and two bathrooms, living room and kitchen. There is also a small cellar which is currently used for storage and as a laundry.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2520 € et 3440€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**451 EUR**

NOTES

DESCRIPTION

Access to the house is from a small terrace area into the main living room (27.8 m2). There is a large traditional fire place which dominates one end of the room. Heating is enhanced by an electric radiator located below one of the windows. The floor is tiled throughout. An archway leads to the kitchen (14.3 m2). This has fully fitted floor and wall mounted kitchen units. The Kitchen also has a tiled floor. A second front door leads outside.

The stairwell is located to one side of the living room. This leads to the first floor landing where one door leads to the master bedroom. (19.6 m2 maximum, 6.4 m2 habitable) This has a wooden floor and electric radiator.

A second door leads from the landing to a modern bathroom (4.8 m2)

The staircase also leads down to the lower ground floor where the second bedroom (10.3m2) can be found. The floor is painted concrete. Heating is by electric radiator. The second bathroom (3.4 m2) is also located here. This is in the form of a wet room and has a decorative tiled floor.

The cellar (8 m2) is also located at this level. This has a finished concrete floor and is used as a laundry. The water heater is also contained here. There is a cistern located below the cellar.

The house is located close to the historic Chateau de La Reine Margot.

Saint Projet also boasts an excellent Bar/Bistrot. There are restaurants and Shops in the...