

Pretty traditional three bedroom cottage set in a quiet hamlet

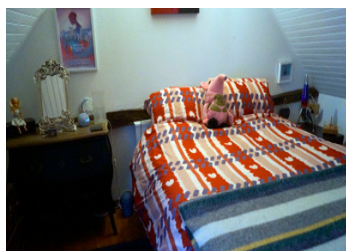


INFORMATION

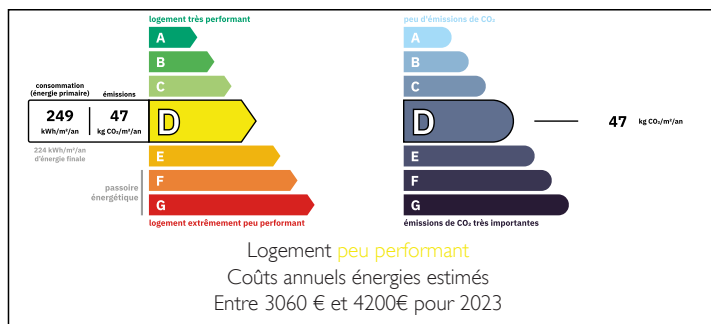
Town:	Saint-Projet
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	614 m2

IN BRIEF

An excellent opportunity to buy a lovely hamlet property located in a beautiful part of France. The house was originally two attached cottages which have been converted into one good sized residence comprising a large sitting/day room, a modern kitchen, three bedrooms and two bathrooms. This house would make an ideal holiday home or family residence. The house benefits from oil fired central heating supported by a wood burning stove and is fully double glazed.



ENERGY - DPE



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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

The front entrance of the house opens on to a lobby (11.9 m²). At the opposite end of the lobby there is a second door to the rear garden. To the left of the lobby a door leads to the kitchen (15.8 m²). This is fully fitted with floor and wall units. The kitchen has space for a small dining table. A door leads to the sitting room (58m²). This is currently arranged as a sitting room but is large enough to have a dining area at one end. There is a large decorative fireplace with a wood burning stove. At the opposite end of the sitting room a staircase leads to the first floor where there is a bedroom (24.7 m² gross, 7.3m² habitable). There is also an ensuite bathroom (12.8m² gross, 3,7 m² habitable). Returning to the entrance lobby there is a door on the right hand side which leads to a bathroom (9.7m²).

A second staircase leads to the first floor where two further bedrooms can be found. Bedroom 1 ((15.8 m² ,4.7 m² habitable and bedroom 2 (17.2 m², 5m² habitable) Bedroom 2 is currently being used as a music room

The ground floor is tiled throughout and there are wooden floors upstairs.

The two ends of the first floor a separate, a legacy of when the property was two small cottages.

Outside there is a pretty mature garden with a wooden tool shed and a small brick building containing the fuel...

LOCAL TAXES

Taxe foncière: **699 EUR**

NOTES