LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41653STS81 Price: 353 000 EUR

agency fees to be paid by the seller

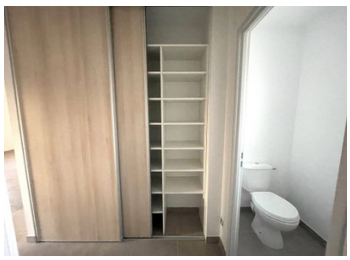
MODERN VILLA WITH POOL















INFORMATION

Town:	Saint-Sulpice-la-Pointe
Department:	Tarn
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	527 m2

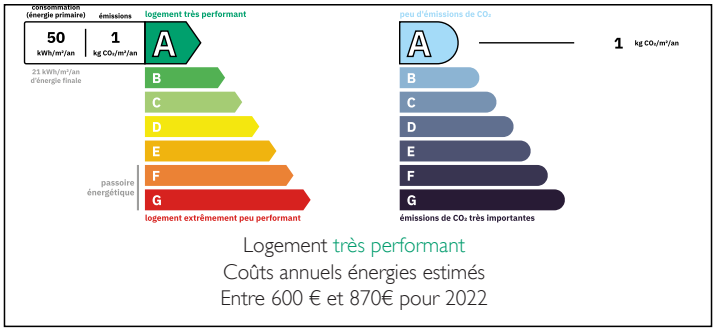
IN BRIEF

Located in a quiet residential cul-de-sac, just a short distance from the town center and all amenities, this contemporary 140 m² villa, set on a fully fenced 527 m² plot, offers a modern, comfortable, and functional living environment.

The property is equipped with reversible air conditioning throughout all rooms.

For your leisure time, enjoy a swimming pool 6 x 12 with a recently installed reinforced liner. The kitchen has to be fitted out to your liking.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 600 € et 870€ pour 2022

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.

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DESCRIPTION

Ground Floor Layout
Bright 44 m² living area with an open-plan kitchen and direct access to the terrace via a sliding bay window and a French door.
7 m² tiled utility room with double-bowl sink and direct access to the garage.
Entrance hall with built-in closet and separate toilet (space provided for a shower).
Fully tiled and insulated garage, clean and practical.
Thermodynamic water heater cleverly positioned under the staircase.

First Floor (fully tiled)
Four bedrooms, each with built-in closets, including a 25 m² master suite with its own shower room and a large fitted dressing room.
Separate toilet.
Modern shower room with walk-in shower and double washbasin.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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