LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42649STS81 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

Charming Stone Property with Outbuildings to Renovate















INFORMATION

Town:	Puycelsi
Department:	Tarn
Bed:	2
Bath:	0
Floor:	117 m2
Plot Size:	28996 m2

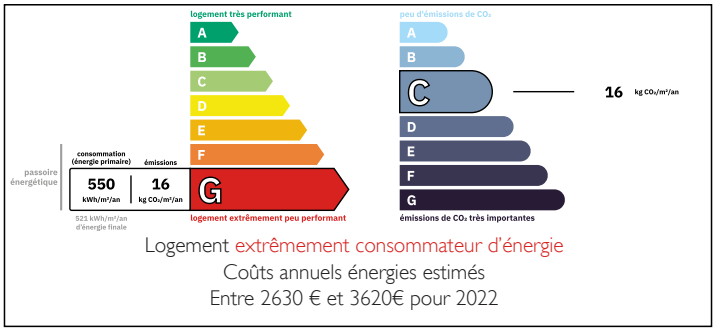
IN BRIEF

Between Montauban and Albi, on the edge of the Grésigne forest, this charming property is waiting for you to bring your project to life.

Its generous volumes allow you to renovate the residential part and possibly create a business activity in the outbuildings: a ground-floor former cowshed and a barn on the upper level. Behind the property, there is the possibility to create a parking area.

The property is located along the route of the "Most Beautiful Villages of France", close to Bruniquel, Castelnau-de-Montmiral, and Cordes-sur-Ciel.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2630 € et 3620€ 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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NOTES

DESCRIPTION

Property Layout:

Ground Floor:
* Living room with exposed stone walls – approx. 31 sqm
* Kitchen with fireplace flue – approx. 23 sqm
* Utility room / pantry – approx. 18 sqm
* Former cowshed – approx. 96 sqm
* Lean-to (40 sqm) with former animal stalls

First Floor:
* Bedroom (south-facing) – 22 sqm
* Bedroom – 13.5 sqm

Second Floor:
* Attic – approx. 40 sqm, suitable for conversion

Accessible from the rear of the building:
* Barn measuring 15 x 10 metres

Roadside:
* Small storage shed

Land:
Almost 3 hectares, mostly sloping, with the possibility of levelling a small section.

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