LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43785SNM82 Price: 199 000 EUR

agency fees to be paid by the seller

Charming 3-bed village home, large landscaped garden on edge of Vazerac







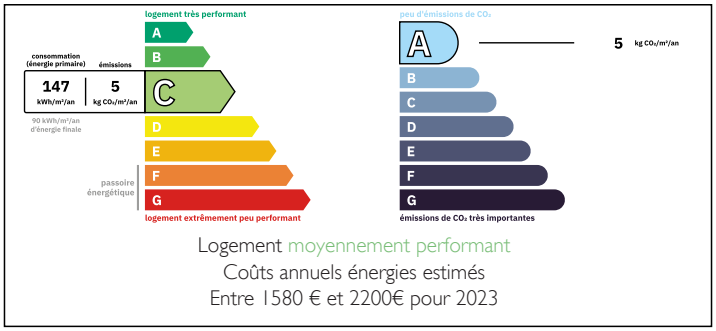








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1580 € et 2200€ pour 2023

INFORMATION

Town:	Vazerac
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	2651 m2

IN BRIEF

Set in a charming and lively village, this attractive 140m² home combines character features with modern comfort, all within a short stroll of the bakery and supermarket. The property offers bright and generous living spaces, including a super 45m² dining room and open-plan kitchen with direct access to the terrace and beautifully landscaped garden. A second large salon with high ceilings and wood burner adds to the sense of space and warmth.

The newly fitted kitchen is fully equipped and unused, complemented by a practical arrière-cuisine and additional summer kitchen/buanderie. Upstairs, three light-filled bedrooms enjoy pleasant views, and the attic offers excellent potential to create a fourth bedroom.

Outside, the fully enclosed garden is a rare find for a village property, with mature trees including magnificent willows, flowering shrubs and inviting terrace areas. With private parking, car port,

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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.

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LOCAL TAXES

Taxe foncière:	**780 EUR**

NOTES

DESCRIPTION

GROUND FLOOR

DINING ROOM / OPEN KITCHEN (45m²)

A superb, light-filled space forming the heart of the home, with several doors opening onto the terrace and garden. The dining area retains attractive original features while offering modern comfort. The kitchen is newly installed, fully equipped and unused, providing a stylish and functional space.

PANTRY

A practical area offering excellent additional storage and workspace.

SUMMER KITCHEN / BUANDERIE (7m²)

Ideal as a laundry room or summer kitchen, with direct access through to the second salon.

SECOND SALON (approx. 30m²)

A spacious and inviting room with an impressive 3m high ceiling, fireplace and wood burner, perfect for relaxing or entertaining.

SHOWER ROOM

Fitted with a shower, double washbasin and tiled flooring.

WC

Separate toilet.

FIRST FLOOR

BEDROOM 1 (21m²)

A generous bedroom with dressing area, high ceilings, large windows and lovely views over the garden.

BEDROOM 2 (14m²)

A bright and attractive room with high ceilings, original flooring and countryside views to the front.

BEDROOM 3 (10m²)

A charming and light-filled children's bedroom.

ATTIC