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Ref: A47345JLB82 Price: 250 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 645 EUR without fees)

Characterful Riverside Former Forge with Six Bedrooms and Large Atelier















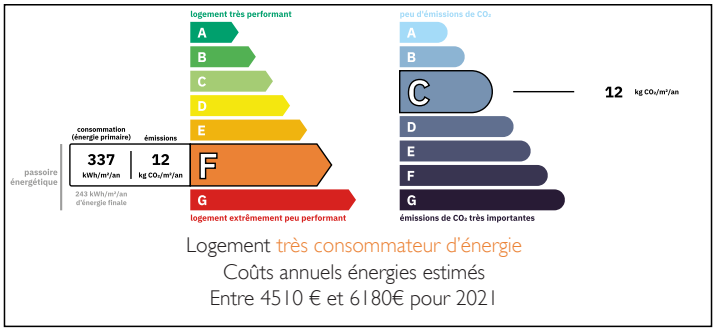
INFORMATION

Town:	Lamagistère
Department:	Tarn-et-Garonne
Bed:	6
Bath:	3
Floor:	196 m2
Plot Size:	420 m2

IN BRIEF

A characterful six-bedroom former forge in Lamagistère, offering approximately 196 m² of habitable space over three floors, with river views and local amenities within easy walking distance. The entrance retains its original patterned floor tiles, a detail repeated in the living room and one of the house's most attractive character features. The kitchen leads into the dining room through a broad archway. The dining room opens directly onto a terrace overlooking the garden and Garonne, with an additional covered terrace on the same level used as a summer kitchen and dining area. The garden then leads down to the riverside. The first and second floors provide six bedrooms in total, together with a bathroom or shower room on each level. A balcony on the first floor gives further views of the Garonne, whilst the top floor...

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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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NOTES

DESCRIPTION

This wonderfully individual six-bedroom townhouse began life as a village forge and still has the sense of character and space that makes older properties so rewarding. Set in Lamagistère, with everyday amenities within easy walking distance, it offers approximately 196 m² of habitable accommodation over three floors, generous outdoor living and lovely views towards the Garonne at the bottom of the garden.

The ground floor is especially appealing for anyone who enjoys entertaining. The entrance retains its original patterned floor tiles, a detail repeated in the living room and one of the house's most attractive character features. The living room leads naturally through to the dining room, creating an easy flow between the two reception spaces, while the kitchen opens into the dining room through a broad archway.

The dining room opens directly onto a terrace overlooking the garden and river. On the same level is an additional covered terrace, currently arranged as a summer kitchen and outdoor dining area. Together, these spaces make the most of the riverside setting, with plenty of room for relaxed lunches, evening drinks and long summer meals outside. From here, the garden leads down towards the Garonne, bringing the river into view as a constant backdrop to everyday life.

The first and second floors provide six bedrooms in total, together with a bathroom or shower room on each level. The top floor has a particularly characterful feel, with exposed wooden beams adding warmth and interest. An upstairs balcony on the first...