LEGGETT
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Ref: A48167JLB82 Price: 210 000 EUR

agency fees to be paid by the seller

**Charming House with a Large Private Garden on a Plot of 2 782 m , Above Ground Pool, Garden Room, Terrace.**















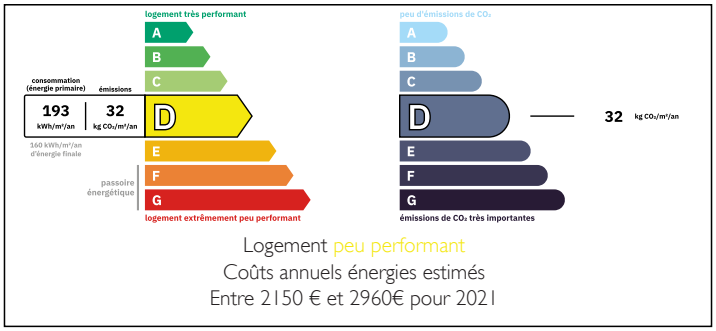
## INFORMATION

| | |
|---|---|
| Town: | Castelsarrasin |
| Department: | Tarn-et-Garonne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 125 m2 |
| Plot Size: | 2782 m2 |

## IN BRIEF

Charming house offering 125.7 m² of habitable space on a private, plot of 2,782 m² with terrace, planted trees, and a large mature garden. The property is set back from the street and gated and is a short walk to local shops. The ground floor comprises of a kitchen approx 17 m², a bright garden sitting room approx 21 m², a laundry room approx 8 m², a bathroom with bath and shower, and a separate WC. Upstairs are two bedrooms approx 17 m² each, both with parquet flooring, one with a built-in wardrobe. A converted attic room with seagrass floors offers 36 m² of floor space with seagrass flooring. Outside there is a cellar and the peaceful, private garden features an above-ground swimming pool, a well, a storage shed and mature trees. The generous garden also...

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2150 € et 2960€ pour 2021

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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## LOCAL TAXES

**Taxe foncière:** **1106 EUR**

## NOTES

## DESCRIPTION

Set within a generous plot of 2,782 m², with a beautiful mature garden, this charming three-bedroom house in Castelsarrasin offers a lovely combination of space, privacy and greenery, all within walking distance of local shops. With 125.7 m² of habitable space arranged over three levels, a wonderfully bright garden room, an above-ground swimming pool and a peaceful garden that isn't overlooked, it has plenty to offer as a comfortable family home.

Set slightly back from the street, the house is accessed through a gate, with private parking beside the property.

The ground floor offers a practical and welcoming arrangement of living spaces. The kitchen, measuring approximately 17 m², has generous proportions and a tiled floor, while the garden room of approximately 21 m² is a particularly appealing feature. Used as the main sitting room, this light-filled space, with its large glazed windows, is a lovely place to relax, read or enjoy time with family and friends, with a pleasant connection to the garden and terrace.

Also on the ground floor is a laundry room of approximately 8 m², which could equally serve as an office, along with a bathroom featuring both a bath and shower, and a separate WC.

On the first floor are two bedrooms, each measuring approximately 17 m², both with attractive parquet flooring that brings warmth and character to the rooms. One of the bedrooms also benefits from a built-in wardrobe.

A staircase continues from the first floor to the converted attic, providing a third bedroom...