LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48835SOM81 Price: 142 000 EUR

agency fees to be paid by the seller

Village house, recently renovated, courtyard garden, garage, easy loft potential, quiet location SW France

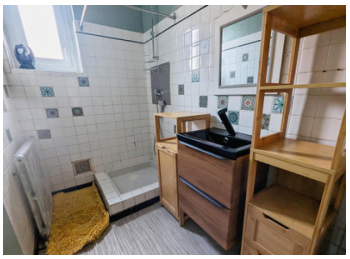














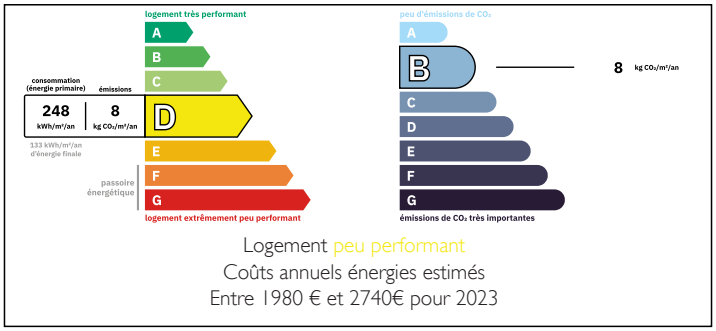
INFORMATION

Town:	Aiguefonde
Department:	Tarn
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	0 m2

IN BRIEF

All on one level: 3 bedrooms, 2 bathrooms, open-plan living area and kitchen. This village house then extends upwards to a large and partially completed loft conversion. A large basement offers yet more useful space. The rear courtyard is fully enclosed for secure parking or to enjoy as a dining and play area. With clever use of planters and climbing plants this could be a real green haven. Located in a quiet village less than 5 kilometres from town, the baker comes to your door every morning and you get to enjoy immediate access to the field and forest walks here in this special corner of south-wet France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1980 € et 2740€ pour 2023

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:	**1195 EUR**

NOTES

DESCRIPTION

From the quiet village street, the front door leads into a small entrance area.
From here, turn right to the corridor serving bedrooms and bathrooms all on street level.
Bedroom 1, view over courtyard garden (9.6 m²)
Bedroom 2, view over side street (9.4 m²)
Bedroom 3, view to quiet village road (9 m²)

Bathroom with freestanding bathtub, WC, wash basin
Shower room with shower tray and curtain, wash basin

To the left is the bright and airy open plan living space with modern fitted kitchen on one wall, new wood burner in the seating area, view over rooftops to hills and fields beyond. Tiled floor. (27 m²)

From here, a door leads to the hand-built wooden spiral staircase (walls in need of finishing).

Upstairs is a partially completed loft conversion with solid wood flooring, insulated roof, several double-glazed windows. Heating in two of the rooms provided by modern electric radiator panels.

Landing measures 13 m² with 7 m² considered habitable space where the ceiling height is more than 180 cm. small window to street.
Room 1 measures 40 m² in total with 25 m² being counted as habitable space. Would make a great second living room, large studio or bedroom. Even the edges under the shallow-pitched eaves are a reasonable height. Small windows to courtyard and to side street.
Room 2 measures 13 m², with 7.7 m² being counted as habitable space. This has served as a children's bedroom and would make a good work room, bedroom or office. Small window to courtyard.

Downstairs, the spiral staircase leads us to a big and useful basement...