

“UNDER OFFER” For renovation. Country cottage in a rural location ideal for holiday home

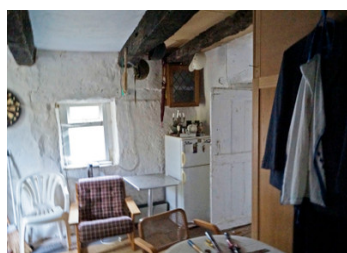


INFORMATION

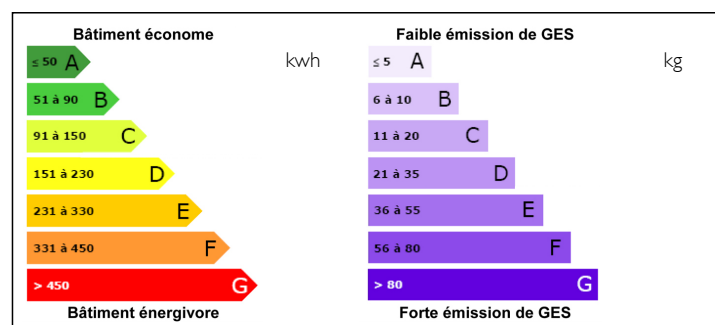
Town:	Puylaroque
Department:	Tarn-et-Garonne
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	398 m2

IN BRIEF

“UNDER OFFER “ This is a small country cottage in a secluded location. It has been used as a holiday home for many years and requires a full renovation after which it will present a delightful place to relax from the daily stresses of city life, or as a small starter home in the heart of the countryside. Th property comprises a salon, kitchen, two bedrooms and a bathroom, all of which need to be renovated. thre are two cellars below the house which make useful storage space. There is also a good sized terrace where you could enjoy an al fresco meal in th summer. There is one outbuilding that is currently used as a garage for two cars. There is a small garden space between the house and the access road, and beside the garage, all of which is easily maintained. It is understood that this house was used as...



ENERGY - DPE



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.



DESCRIPTION

This is a typical Quercy small stone house located beside a quiet access track. Entrance to the house is via a staircase into a salon (21.8 m2) Large fireplace with wood burning stove.

Kitchen (18.4 m2) Door to terrace with pergola over. Shower cubicle below staircase

Staircase from kitchen to first floor.

Bedroom 1 (13.7m2) Velux window, Bedroom 2

Velux window (14.2m2)

Bathroom and WC (3.6m2)

access to loft space (6.m2)

Two good sized cellars are located below the house

Externally, a small amount of land comes with the property beside the track. On the opposite side the garage sits upon a second small plot of land

The house is in need of a full renovation although it is fitted with double glazing, but does have the potential to be a lovely hideaway in a quiet hamlet.

Puyaroque - 7km , Montauban - 44 km, St Antonin Noble Val - 22km, Toulouse -98km.

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

NOTES