



TARN ET GARONNE MALAUSE Stone rendered village house with 4 beds, garden and large attached garage,

82200, Tarn-Et-Garonne, Occitanie

* 4 Beds * 1 Bath * 140m2

€200,000

Ref: JAS-5895-
AGENCENEWTON

EXCLUSIVE AGENCE NEWTON This 4-bed stone village house with garden and large attached barn is located in the heart of this popular village, located on the pilgrims' route Saint Jacques de Compstelle, right by the canal de lateral de la Garonne, train stop and only 14 minutes from Moissac. The village itself has all you need with a bakery, tabac and newspaper shoo, mini supermarket, café, restaurant as well as a doctor's surgery, chiropodist, physiotherapist, pharmacy, and primary school. The attached barn or garage is 60m2 with a ceiling height of 6 metres so plenty of room to store cars and even a camping car or caravan! It's equally possible to convert into extra accommodation. A perfect scenario for a village house with a good-sized garden, attached garage and off-street parking, a vibrant village without having to drive anywhere! The current owners have been renting the property to walkers, but the rooms could be changed arou

Property Description

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Ground floor Large bright entrance hall (12,17m²) Sitting and dining room (24,27m²) Bedroom 1 with ensuite facilities, (10,99m²) to the rear of the house Bedroom 2 (17,42m²) with fitted wardrobes, to the front Bathroom (3,90m²) with bath, handbasin and bidet Kitchen (14,04m²) with a door to the garden and covered terrace WC (2,13m²) with space for washing machine

1st floor Large landing (5,77m²) with high ceilings Bedroom 3 (24,10m²) with window to the front (L shaped family room) Shower room with handbasin (3,55m²) Separate WC (1,84m²) Bedroom 4 (19,32m²) with window to front, exposed A frame

Outside Good sized garden mainly laid to lawn, completely fenced approx. 360m². Space for a pool and access through the garage. Covered terrace (32m²) Small brick outbuilding to rear Access to garage and boiler room Barn / Garage. (55,67m²) Large, attached garage with 6 metre ceiling height, plenty of room for a camping car or caravan, who space to extend into further accommodation. Mezzanine level to reach the 1st floor bedrooms Boiler room (10,58m²) housing the fuel fired boiler and hot water heater Mains drainage Fibre optic internet available Tax fonciere 712 euros per year 57 mins to Toulouse airport, 1hr38mins to Bordeaux airport, 14 mins to Moissac, 36 mins to Agen (TGV). A great opportunity to live in a vibrant village, with an attached garage and a good sized garden.

Gallery

