



# Charming stone house with swimming pool,

€269,000

82340, Auvillar, Tarn-Et-Garonne, Occitanie

Ref: BVI66852

\* Available \* 3 Beds \* 3 Baths

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French Entrée



## Property Description

Large stone and Toulouse brick house with land and swimming pool situated on the edge of one of the most beautiful villages in France, Auvillar, Tarn et Garonne.

The house, in good general condition and well maintained, needs some minor finishing work/personalisation, it comprises on the garden level an entrance into the living room, hallway leading to the landing currently used as an office. Bedroom and bathroom with WC. On the same level there is a cellar and a garage.

The first floor, which opens onto the garden with access to the secure swimming pool, consists of a fitted kitchen/dining area, a lounge with a Godin wood-burning stove and an old covered terrace converted into a veranda. This room is bathed in light and offers a breathtaking view of the Garonne river. Two other beautiful bedrooms, both with a private shower room (and WC) complete this level.

The exterior is also well maintained with various places to enjoy the view or the shade. The land, including the house, is 1567 m<sup>2</sup>. The secure swimming pool with its terrace is a real plus.

Very nice house in a privileged location.

