



A great opportunity,

82400, Castelsagrat, Tarn-Et-Garonne, Occitanie

* Available * 3 Beds * 2 Baths

A great opportunity

€256,800

Ref: BVI72839

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French Entrée 

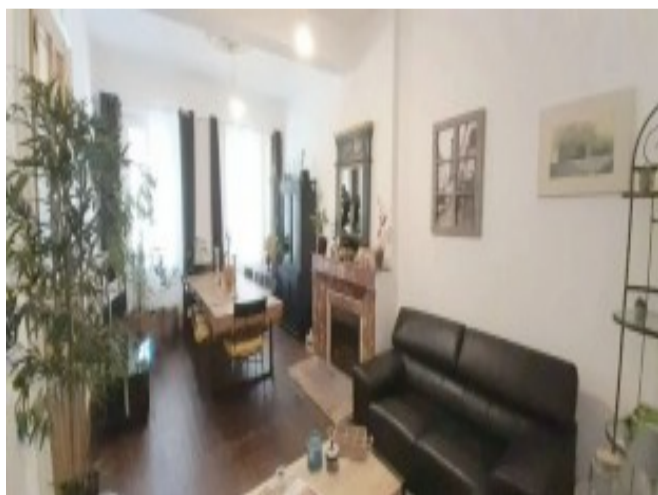
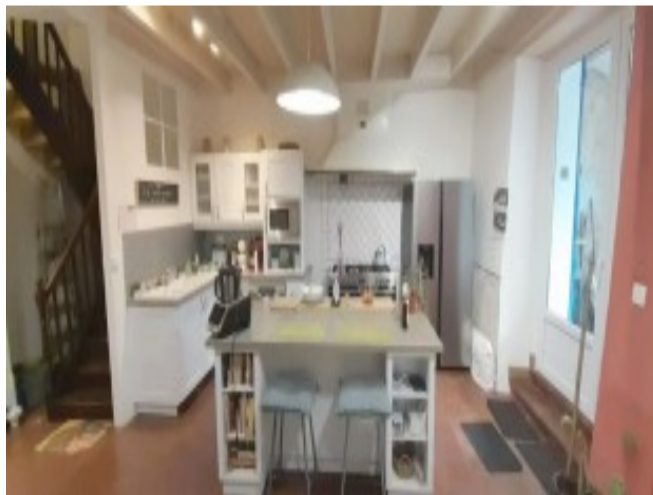
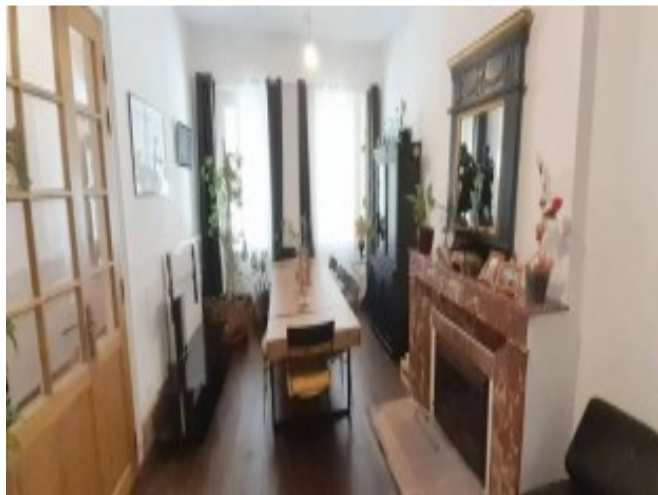
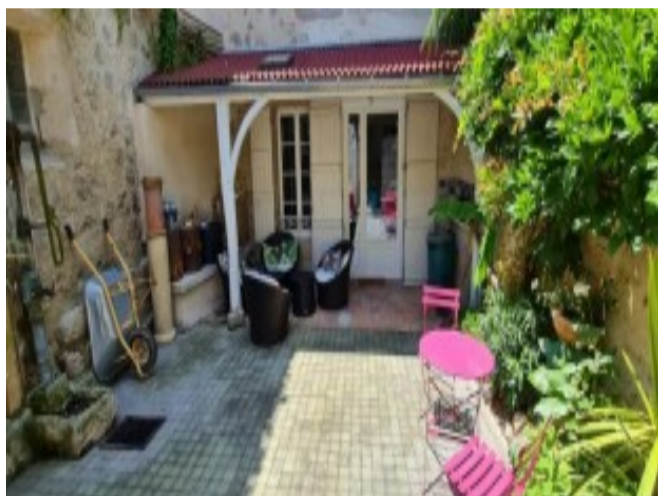
Property Description

In the heart of a small 13th-century village, it's hard not to fall in love with this restored building full of charm and character. With its 40 m² terrace under the arches, this 172 m² house comprises: spacious entrance hall, cosy lounge with fireplace, spacious kitchen with sitting area. Access to a landscaped private courtyard and a 25 m² storage room. First floor: landing, 2 bedrooms with built-in wardrobes, shower room/toilet, master bedroom, utility room. Second floor: an attic ripe for conversion (subject to necessary permissions). This house features high ceilings, marble fireplace, period parquet flooring, mouldings, etc. Ideal for first-time buyers or holiday home. Miscellaneous: boiler, pellet burner, double glazing, ADSL.

Price including agency fees : 256 800€

Price excluding agency fees : 240 000€

Buyer commission, tax included: 7%



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