



CHARMING PROPERTY IN THE COUNTRYSIDE IN A QUIET HAMLET

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SELLING PRICE : 410 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Character property located in a quiet hamlet in Saint-Antonin-Noble-Val, 1 hour from Toulouse, between Caussade and Montauban. The house, with a surface area of 300 m<sup>2</sup>, is set on a fenced plot of approximately 1,000 m<sup>2</sup>.

On the first floor, a bright living area features a large lounge and a dining room, complete with a fireplace and a wood-burning insert. The kitchen is fully fitted and equipped. Two additional living rooms, both with fireplaces, provide distinct spaces to create different atmospheres.

The sleeping area is accessed via a corridor leading to four bedrooms. Three of the bedrooms have private bathrooms with sinks and showers. The fourth bedroom has a larger bathroom with a sink, bathtub, and toilet.

An independent WC is also available for the first three bedrooms.

Outside, an adjoining outbuilding can be used as a workshop or garage. The individual sewage system is recent and meets current standards.

Modern comforts include double-glazed windows. A non-adjacent plot offers parking space for several vehicles and a rainwater collection tank, making it ideal for creating a vegetable garden.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	228 m <sup>2</sup>
Land area (m2) :	940 m <sup>2</sup>	room number :	7	Bedrooms :	4
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	E	Gaz consumption assessment :	E
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

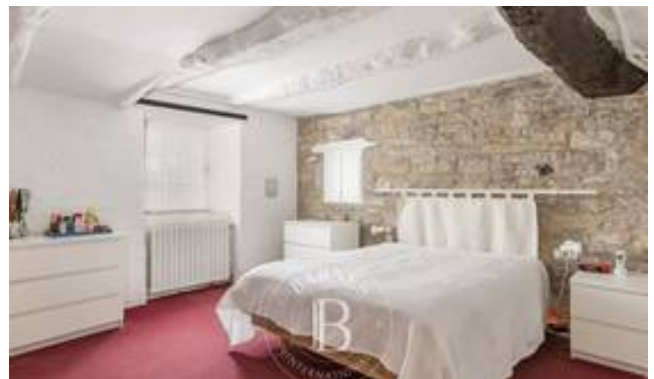
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