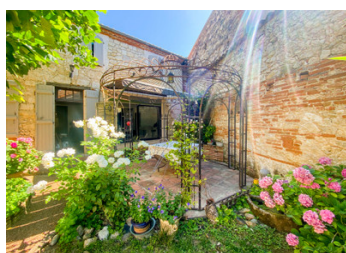


Very attractive character 5-bedroom family town house with annexe, courtyard, and garden. Ready-made B & B!



INFORMATION

Town:	Malause
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	277 m2
Plot Size:	451 m2



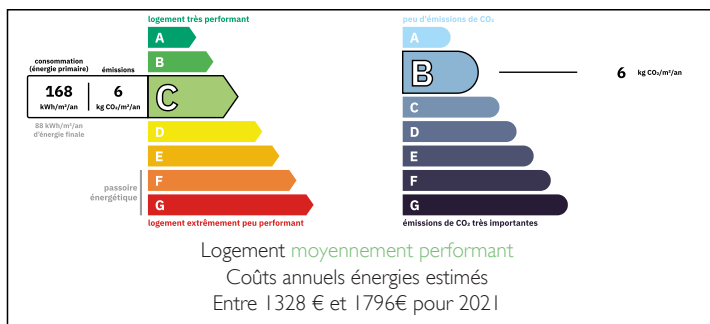
IN BRIEF

This lovely stone and brick built house dates back to 1850 and has been restored keeping all of its charm and character. It is currently divided down the middle into two self-contained units making it perfect for a family home and gîte or perhaps two rental units. Both parts can be accessed from a pretty private courtyard. They could equally very easily be reunited to make one 5 bedroom house. Situated on the pilgrims, St Jacques de compostelle and a famous cycle route, the gîte is popular with both hikers and cyclists.

The 277m² of living space includes 5 bedrooms, 2 bathrooms, 2 kitchens, and 3 salons, all with exposed beams and large windows. In addition, an annex of 33m² offers more business opportunities or the possibility of adding a studio.

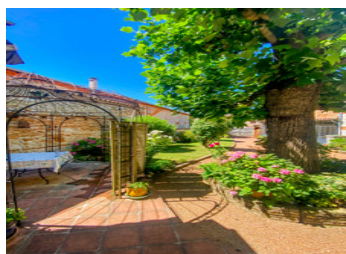
The large peaceful courtyard/garden area is partially...

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.



LOCAL TAXES

Taxe foncière: 1547 EUR

NOTES

DESCRIPTION

It is easier to describe the property as two separate houses to make the layout clear. However, in order to return the property to a 5 bedroomed home with internal and external access would be easy.

HOUSE 1. GROUND FLOOR:

A light open living space incorporating a traditional kitchen (2.8 x 2.6m) with cupboards, single oven, hob, and large windows looking out onto the garden and a large salon (5.7 x 7.2m) with french doors opening onto the garden and large windows. The exposed beams and large windows make this a very attractive and light space.

FIRST FLOOR:

A long hallway leads to
Bedroom One (4.4 x 3m) with a window overlooking the garden, and exposed beams.
Bedroom Two (4.5 x 3.3m) with exposed beams and large wardrobe
Separate WC
Bedroom Three or office (3.0 x 5.5m) with window and storage space
Bathroom with vanity unit, bidet, bath, large cupboard and window overlooking the garden.
Salon (5.52 x 3.75m) Very attractive room with large double windows overlooking the garden and front, with exposed beams and high ceiling.

HOUSE 2 (currently used as a gîte)

GROUND FLOOR:

Kitchen (3.5 x 3.2m) with double sink, storage, and windows overlooking the garden.
Dining room (4.12 x 3.65m) with large double window overlooking the garden. Fireplace and parquet flooring.
Living space : (7.1 x 5.5m) A lovely large arched window provides plenty of light into this attractive room with exposed beams.

FIRST FLOOR MEZZANINE LEVEL: