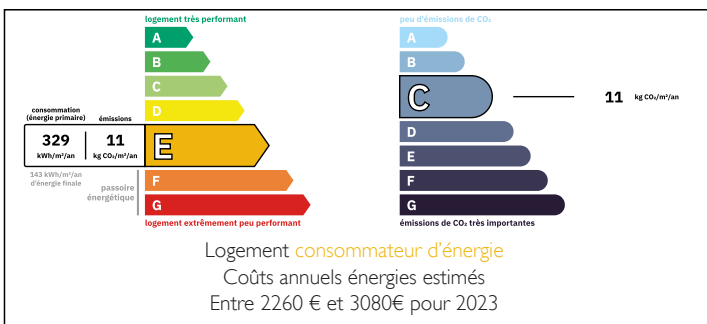


Charming Townhouse with garden, garage and outbuildings in the heart of the Town

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Villemur-sur-Tarn
Department:	Haute-Garonne
Bed:	2
Bath:	0
Floor:	97 m2
Plot Size:	173 m2

IN BRIEF

Ideally located in the town centre, this property offers great potential for renovation and personalisation.

The main house is spread over three floors in which you will find : a living room, kitchen, shower room with WC, two bedrooms, and an attic. A hallway leads directly to the garden, providing a pleasant connection between indoor and outdoor spaces.

On the other side, you'll find two small outbuildings to fully restore, a recently renovated garage, and a garden of around 173 m². The garden and outbuildings communicate with the main house, creating a coherent and charming ensemble.

Full of authentic character, the home features original cement tiles, fireplaces, a beautiful wooden staircase, and high ceilings.

The L-shaped garden offers plenty of space to create your own landscaped haven.

Whether you're an investor or looking for a unique house, you should visit this house.

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.



NOTES

DESCRIPTION

Townhouse:

Ground floor:

- Entrance hallway of approximately 7 m² with original floor tiles
- Living room of about 17 m² with fireplace
- Unfitted kitchen of about 14 m²
- WC with shower and washbasin
- Hallway giving access to the garden and cellar

Outbuildings:

- Cellar of approximately 25 m²
- Former animal stalls of around 10 m²

First floor:

- Bedroom of about 16 m² with fireplace
- Bedroom of about 27 m² with fireplace

Second floor:

- Attic under the roof of approximately 50 m²
- Garden

Additional spaces:

- 25 m²
- 20 m² with the possibility to add an upper floor
- Garage of about 25 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>