

## Handsome 4-Bed Character Home including 2-Bed Apartment & Lovely Garden Near Caylus, Tarn-et-Garonne



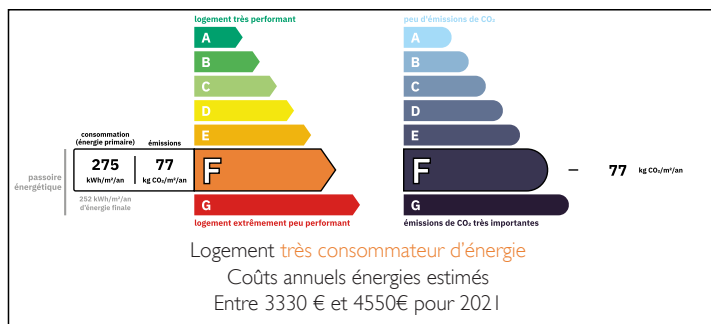
## INFORMATION

Town:	Caylus
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	3122 m <sup>2</sup>

## IN BRIEF

Spacious and charming family home set in a peaceful hamlet just 2 km from the thriving village of Caylus. This character property offers bright, generous living spaces, a cosy séjour with dining area and log burner, and lovely garden and countryside views from every room. The house has four bedrooms and two bathrooms in total, including a self-contained two-bedroom apartment with independent access—ideal for guests or family. Features include original flooring, 2.8 m high ceilings, a principal bedroom with balcony, large wine cellar, utility and laundry room, garage, ample parking, log shed, and storage. The mature garden with large lawn, BBQ, and pizza oven area is perfect for entertaining. In good condition throughout and well located near Saint-Antonin-Noble-Val and main routes to airports.

## 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.



## DESCRIPTION

### GROUND FLOOR

Enter through the HALLWAY.

### LEFT SIDE OF HALLWAY

KITCHEN (13m<sup>2</sup>) – with plenty of storage.

LAUNDRY / UTILITY ROOM (21m<sup>2</sup>) – accessed through the kitchen, leads directly to the APARTMENT

### APARTMENT (GROUND FLOOR)

KITCHEN / DINING AREA (17m<sup>2</sup>) – cosy and bright, with large French doors opening onto the TERRACE AND GARDEN.

SHOWER ROOM (4m<sup>2</sup>) – with shower, WC, and wash basin.

### FIRST FLOOR OF APARTMENT

Accessed via stairs from the kitchen-diner to a bright LANDING.

BEDROOM 1 (14m<sup>2</sup>) – currently used as a salon, with doors opening to a BALCONY overlooking the garden.

BEDROOM 2 (17m<sup>2</sup>) – with FIREPLACE, character features, and GARDEN VIEWS.

### RIGHT SIDE OF HALLWAY

GROUND FLOOR – Spacious LIVING AND DINING ROOM (32m<sup>2</sup>) with large windows overlooking the garden, CHIMNEY BREAST WITH WOODBURNER, and cosy corner. ORIGINAL FLOORS throughout.

FIRST FLOOR – BEDROOM (22m<sup>2</sup>), light and spacious with original features.

SEPARATE WC

BATHROOM – traditionally tiled, with large bath, shower attachment, wash basin, and bidet.

LOWER GROUND LEVEL – STONE WINE CELLAR with arched ceiling and LOCAL TECHNIQUE ROOM.

Near the gate, the former GARAGE now provides

## LOCAL TAXES

Taxe foncière: **950 EUR**

## NOTES