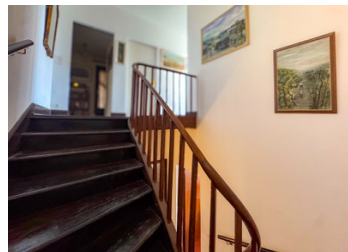


Spacious stone village house in Castelsagrat, fully renovated, with garden, garages and wonderful views



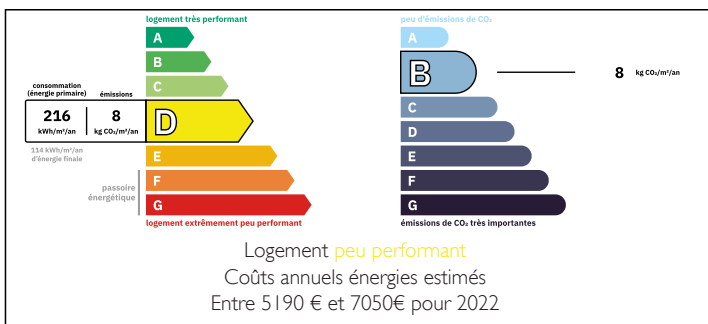
INFORMATION

Town:	Castelsagrat
Department:	Tarn-et-Garonne
Bed:	6
Bath:	3
Floor:	300 m ²
Plot Size:	810 m ²

IN BRIEF

A beautifully renovated and exceptionally spacious 300 m² stone village house, ideally located on the edge of the charming bastide village of Castelsagrat and within walking distance of all amenities. This elegant south-facing home offers six bedrooms, three bathrooms, generous reception rooms and a wonderful sense of light and space throughout. From the rear of the property and its terraced garden, enjoy breathtaking panoramic views over the surrounding countryside. The house features multiple living areas with fireplaces, a fully fitted kitchen opening onto the terrace, and a huge separate garage/workshop of around 200 m² with potential for further development (subject to planning). Double glazing, good insulation, electric heating and mains drainage add to the comfort and efficiency of this superb family home, ideally positioned close to Valence d'Agen and within easy reach of Toulouse and Bergerac 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:

Lounge (30 m²) with stunning dual-sided open fireplace which connects to both this room and the adjoining dining room.

Dining Room (30 m²) with French doors leading onto the rear terrace

Sitting Room/T.V. Room (26 m²) with electric (imitation wood) burner, French doors leading out to the terrace

Kitchen (17 m²) fully fitted, French doors leading out onto the terrace

Laundry room (2.25 m²)

Bedroom 1/office (15.5 m²) with en suite shower room with wash basin, shower and W.C

FIRST FLOOR:

Landing and hallway (10.5 m²) with storage cupboards

Bedroom 2 (21.75 m²)

Bathroom (4 m²) with wash basin, shower and WC

Bedroom 3 (21.80 m²) with built-in wardrobes

Bedroom 4 (21 m²)

Bedroom 5 (23.65 m²)

Bedroom 6 (13 m²) with fitted wardrobes

Bathroom (8.5 m²) with wash basin, bath, shower and WC

LOWER LEVEL:

Several basements for storage

Well

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES

EXTRA:

Manageable size rear garden with far reaching views over the countryside, with spacious terraces, partly covered

Good sized reception areas, ideal for entertaining

Separate garage with workshop (+/- 200 m² in total)

This south facing property further benefits from double glazing, a good insulation, electric heating and mains drainage.

Location: Situated at the edge of Castelsagrat, a pretty bastide village in the Tam-et-Garonne, which has most facilities available (so no driving 10 miles