

Beautifully renovated 3 bedroom property in the heart of a quiet village.

EXCLUSIVE



INFORMATION

Town:	Saint-Projet
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	122 m ²
Plot Size:	150 m ²

IN BRIEF

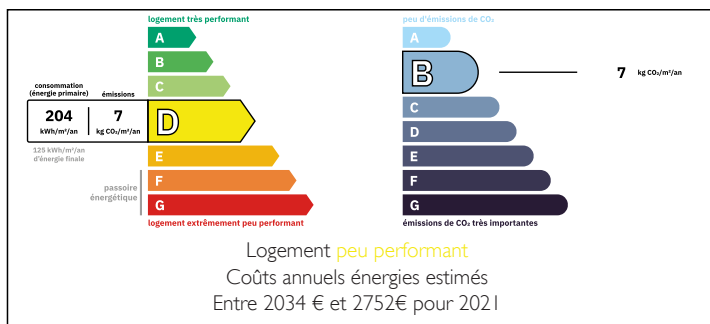
Situated in the heart of the peaceful village of Saint-Projet, this beautifully renovated character property offers approximately 122 m² of comfortable living space, combining authentic French charm with modern comfort.

Set on a quiet village street, the property is full of attractive original features, including exposed stone walls, original beams, wooden floors and elegant French shutters. The result is a warm and inviting home with plenty of character, while still offering the practicality and comfort of modern living.

A particularly special feature is the location. The property is just around the corner from a beautiful château, adding to the historic and picturesque feel of the setting. Despite its central village position, the house enjoys a calm and peaceful atmosphere.

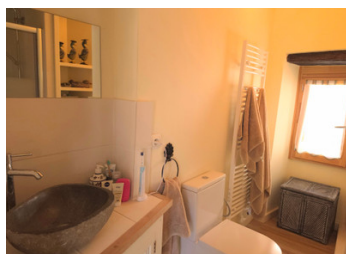


ENERGY - DPE



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: 842 EUR

NOTES

DESCRIPTION

The entrance leads into a hallway with stairs to the principal bedroom, a separate WC and access to the kitchen. The large, bright, fully fitted kitchen and dining area, measuring approximately 23.6 m², has been tastefully renovated to retain the character of the property while providing a comfortable and practical living space. The travertine tiled floor is both attractive and easy to maintain, while double doors allow natural light to stream in and provide direct access to the garden.

A few steps lead up to the very spacious living room, measuring approximately 38.5 m². This impressive room features wooden flooring, exposed stone walls, original beams and a charming wood-burning stove, ideal for cosy winter evenings. Two sets of double doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces. There is also a large storage room at the far end of the lounge and a second staircase leading up to two bedrooms and a large bathroom.

Upstairs, a small landing with a window leads to two bedrooms. The first bedroom measures approximately 11 m², while the second is a bright and spacious room of approximately 16 m². The large bathroom, measuring approximately 8.8 m², includes a shower, with enough space to install a bath if desired.

The principal bedroom is accessed via the staircase near the entrance hall. This bright and airy room, measuring approximately 17.5 m², enjoys views over the quaint village street. It benefits from an en suite...