



Ref : 9735CCV

### Small stone townhouse for sale in the Garonne Valley

Area TARN ET GARONNE



Habitable : 114 m²



Usable : 197 m²



Land : 1 500 m²

153 000 €

**Villa for sale Tarn et Garonne.** Nice little stone townhouse located in the Tarn et Garonne with a view over the nature, including a garden at the back and two small outbuildings. This property can be suitable for investment as a main residence or as a rental property. This residence, while being in town, is in absolute calm and overlooks a green countryside not far from the Garonne valley.

#### IN SUMMARY

Rooms : 6  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : no  
Garage place : 2  
Parking space : 2  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Town house | Character house

#### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 20 mn



Elementary : 3 mn

Middle School : 5 mn

High school : 5 mn



5 mn



10 mn



20 mn



60 mn

#### ENERGY INFORMATION

Etiquette énergie : Exonéré

A

B

C

D

E

F

G

A

B

C

D

E

F

G



#### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## DESCRIPTION

The architecture of this house is made of a mixture of stones and bricks from Toulouse, in order to optimize the space it was created a veranda pleasant to live.

The woodwork is double glazed on the north side, the insulation of the attic is under the roof. The whole in good condition and deserves refreshment. The sanitation is up to standards and connected to the city sewer.

Main house :

First floor:

Entrance : 7,61 m<sup>2</sup>.

Living room / Open kitchen : 38,90 m

Veranda : 17,76 m<sup>2</sup>

Bedroom 1 : 12,05 m<sup>2</sup>

Bedroom 2 : 11,62 m<sup>2</sup>

Bathroom : 6,64 m<sup>2</sup>

On the garden level :

Guest room or office : 11,33 m<sup>2</sup>

Workshop: 41,70 m<sup>2</sup>

Attic :

Bedroom 4 : 20,00 m<sup>2</sup>

OUTBUILDINGS :

Garage for two cars : 20 m<sup>2</sup>.

Stone shed.

EXTERIORS :

The garden located in the south with a small stream offers the possibility of establishing a pool. It can be accessed by a private entrance.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

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