

Stone Village House with garden with a Open style garage, Random Limestone throughout & full of charm

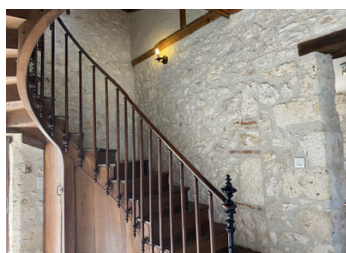


## INFORMATION

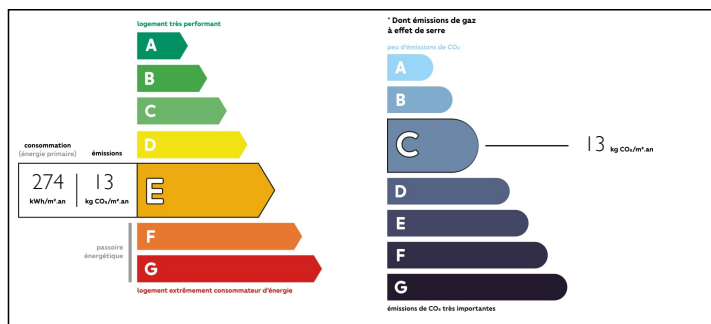
Town:	Saint-Amans-du-Pech
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	730 m2

## IN BRIEF

A gently undulating region alternating a coloured mosaic of grasslands, woods and cultivated landscapes where an outstanding architectural heritage is made up of a number of medieval fortified towns, hilltop villages, castles, abbeys and mills. Close to two towns, one of which was once an important fortified city and today home to artists and craftsmen, where it feels good to stroll through cobbled streets and their beautiful facades, and stop off to eat something at the restaurants serving local produce or just simply enjoy the view.



## 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

Built from random limestone this house is situated on the corner with a double aspect angular shape. It enjoys an enclosed terrace with established trees and stunning roses with a box hedge aligning the wall. There is also an Oak framed open style garage with more garden adjacent to this.

There is also two more parcels of land nearby which are included in the sale.

It enjoys a large cellar which is easily accessed through the door behind the stairs.

light airy kitchen with a beautiful traditional built in cupboards giving a cosy feel.

The attic space is a multi serviceable area which can be used as another bedroom or workspace for any hobbies such as sewing, painting or even a Yoga studio.

The stairs are canter lever and sit beautifully centre stage to this gorgeous village house.

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

## NOTES