

Fantastic 6 room farmhouse renovation project. Possibility to more than DOUBLE the habitable space to 200m



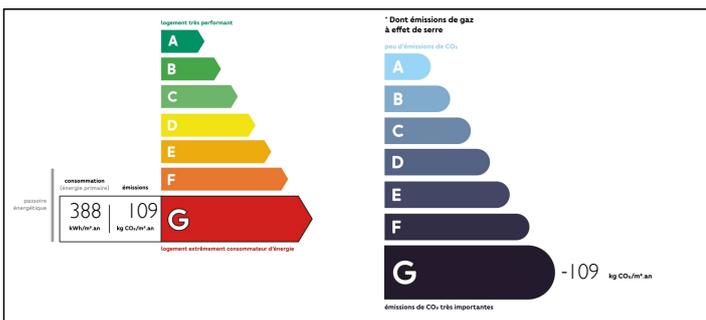
## INFORMATION

Town:	Saint-Nicolas-de-la-Grave
Department:	Tarn-et-Garonne
Bed:	2
Bath:	0
Floor:	119 m2
Plot Size:	7554 m2

## IN BRIEF

Fantastic renovation project for those wanting a large character home with a significant plot of land in a rural setting on the outskirts of a thriving market town. St-Nicolas-de-la-Grave is a commune situated close to the confluence of the Tarn et Garonne rivers in the Occitanie region. It has excellent road, rail, and air links, with Toulouse Blagnac Airport being just a 50 minute drive away. The Atlantic and Mediterranean coasts are both around a 3 hour drive and the Pyrenees can be reached in 2 hours. The property is set in over 7500m<sup>2</sup> of flat terrain and has lovely rural views. The roof, beams, and framework are in very good condition and the sanitation system has been replaced recently. Works needed are a new kitchen and bathroom, some insulation work, re-wiring, and re-decoration throughout. The property has a working fuel heating system. The 2 large attics, a large 2-storey grange,...

## 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:

KITCHEN (20m<sup>2</sup>)  
LIVING AREA (23m<sup>2</sup>)  
DINING ROOM (23m<sup>2</sup>)  
HALLWAY  
WC  
WASHROOM with handbasin

### FIRST FLOOR:

LANDING with double windows overlooking garden  
BEDROOM (20m<sup>2</sup>) with large window overlooking garden  
BEDROOM (13m<sup>2</sup>) with large window overlooking garden  
ATTIC SPACE 1 (51m<sup>2</sup>) with windows  
ATTIC SPACE 2 (35m<sup>2</sup>) opening onto the grange

### OUTSIDE:

GARAGE (49m<sup>2</sup>) in good watertight condition  
GRANGE (63m<sup>2</sup>) two-storeys in good watertight condition.  
TERRAIN 7554m<sup>2</sup> of flat farmland. Perfect for horses and construction (planning permission dependant)

## LOCAL TAXES

Taxe foncière: **273 EUR**

## NOTES

The local area is a haven for hikers, cyclists, and watersport lovers. The nearby town of Moissac even has a watersports centre. Some Olympic watersports will be based in the region for the Paris 2024 games.

TOULOUSE BLAGNAC 50 MINUTES BY CAR  
MOISSAC 9KM  
CASTELSARRASIN 11KM  
MONTAUBAN 33KM  
ATLANTIC COAST 3 HOURS DRIVE  
MEDITERRANEAN COAST 3 HOURS DRIVE  
PYRENEES 2 HOURS DRIVE