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Spacious village home with garden and terrace in SW France

Lavit , Tarn-et-Garonne , Occitanie



€295,000

inc. of agency fees

4 Beds 4 Baths 280 sqm 312 sqm

Beautifully renovated corner village house in Tarn et Garonne, just a 7-minute drive from local amenities and 45 minutes from the TGV station in Agen.

At a Glance

Reference	MFH-RLP74900	Near to	Montauban	Price	€295,000
Bed	4	Bath	4	Hab.Space	280 sqm
Land	312 sqm	Pool	No	Land Tax	N/A

Property Description

This beautiful renovated corner village house is located in a small village of the Tarn et Garonne, just a 7-minute drive from local amenities and 45 minutes from the TGV station in Agen.

This spacious and well-lit home combining modern comforts with village charm features four bedrooms,

each with its own bathroom and reversible air conditioning. You will find travertine floors throughout and enjoy the comfort of underfloor heating. The house is equipped with triple glazing for optimal insulation. The garden has excellent potential for customisation to create your own outdoor oasis.

The Accommodation

The ground floor

- Entrance – 16 sq.m
- Living and dining room – 65 sq.m – wood burner
- Open plan Kitchen – 31 sq.m
- Office/local technique – 6 sq.m
- Separate WC
- Second entrance – 11 sq.m
- Laundry room – 10 sq.m

The first floor

- Landing – 18 sq.m – with storage
 - Bedroom 1 – 17 sq.m – ensuite
 - Bathroom 4,7 sq.m – shower, WC, washbasin
 - Bedroom 2 – 25,4 sq.m – ensuite
 - Bathroom – 5,8 sq.m – shower, WC, washbasin
 - Bedroom 3 – 35 sq.m – ensuite
 - Bathroom – 4,9 m² – shower, WC, washbasin
 - Bedroom 4 – 34,4 sq.m – ensuite
 - Bathroom – 5,2 sq.m – shower, WC, washbasin

Additional Information

- Garden 312 sq.m
- Annual tax fonciere about 1440 euros
- Throughout travertine flooring
- Fiber optics
- Attic
- Septic tanks need to be renewed
- Maintained roof - hooked roof tiles
- Underfloor heating downstairs by fuel
- Reversible air conditioning in the bedrooms
- Wood burner in the lounge
- Triple glazing in PVC

- All bathrooms have their own electric hot water supply
- Completely renovated over the last few years

The Area and Access

- *Corner house* in lovely Lomagne village without amenities
- Toulouse international airport at 70 min.
- Agen train station, 45 min.

Perfect for families looking for a peaceful yet convenient lifestyle.

Environment & Surroundings

Near to Schools? ✓

And Before You Ask

Heating System:	Underfloor heating
Condition of Roof:	Good condition
Drainage:	Septic tank needs updating
Property Tax:	€1440.00

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	4
Price	€295,000

Key Information

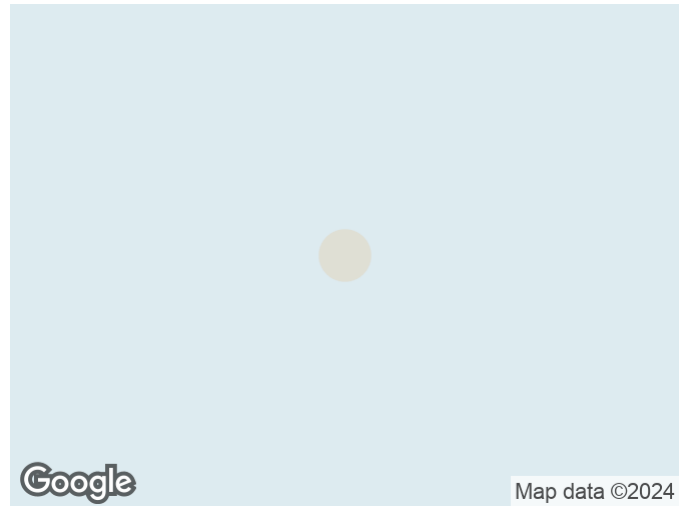
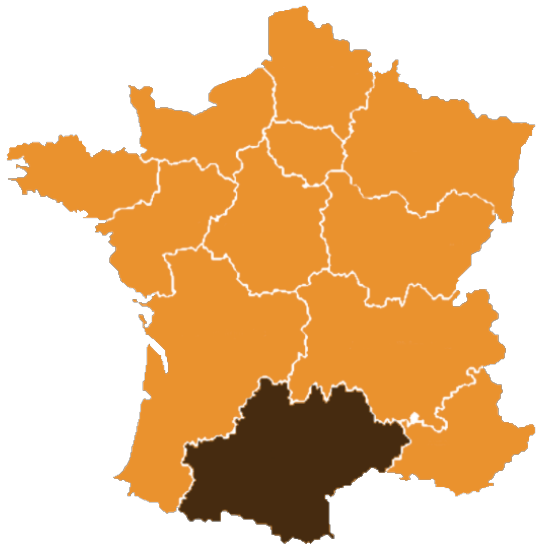
Internal Area:	280 sqm
Land Area:	312 sqm

Property Features:

- Corner home in nice village
- Bright and spacious
- Garden with potential
- Only 45 min from TGV in Agen
- Surroundings good for walking

Has a Garden	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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