



Ref : 9688CHG

## Large stone house with garden in Tarn et Garonne

Area secteur Roquecor



Habitable : 229 m<sup>2</sup>



Usable : 384 m<sup>2</sup>



Land : 1 925 m<sup>2</sup>

280 000 €

**House of character for sale Tarn et Garonne.** The garden and the covered terrace hidden behind a large stone facade are charming assets for this large village house, in Tarn et Garonne near Roquecor. The 6 large bedrooms on the first floor, a large living room with fireplace make this stone house dating from 1836, a great family home or bed and breakfast in the heart of the village. The kitchen also has a fireplace. A large cellar, a stone shed, a magnificent well, an independent outbuilding composed of a garage on the first floor and a floor. The large garden of 1900 m<sup>2</sup> decorated with trees, the vegetable garden and the henhouse are very pleasant, while being in the village.

### IN SUMMARY

Rooms : 9  
Bedrooms : 6  
Bathrooms : 2

Swimming pool : no  
Garage place : 1  
Parking space : 2  
Outbuildings : yes



Electricity



Adsl

**Advantages :** Village house | Large garden

### SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 25 mn



Elementary : Nearby

Middle School : 15 mn

High school : 25 mn



35 mn



40 mn



35 mn



70 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## DESCRIPTION

### House

Ground floor

Entrance hall 11,39m<sup>2</sup>.

Shower room 3,93m<sup>2</sup> with bath and shower

Laundry room 2,41m

Office 8,26m<sup>2</sup>

Room or bedroom 9,95m

Wc 1,70m<sup>2</sup>

Storeroom 4,54m<sup>2</sup>, cellar 4,54m<sup>2</sup>.

Kitchen with chimney 23,90m

Living room with chimney 49,50m

First floor served by an abalone staircase

Corridor of circulation 7,15m

Bedroom 1: 11,56m<sup>2</sup>

Bedroom 2: 14,56m<sup>2</sup>

Bedroom 3: 15,24m<sup>2</sup>

Bedroom 4: 14,70m<sup>2</sup>

Bathroom 4,73m

Wc 1,62m<sup>2</sup>

Bedroom 5: 15,19m<sup>2</sup>

Bedroom 6: 15,80m<sup>2</sup>

### Exterior

Attached wood shed in stone 22m<sup>2</sup>.

large garden of 1900m<sup>2</sup>.

Courtyard

Cellar 65m

Well in stone

Dependence of the house (adjoining) with garage 42,42m<sup>2</sup> with a floor that can be converted.

Are you interested ?



Marie

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