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**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF  
CHARLES SMALLWOOD AND JANE SMALLWOOD**



**Ref: 5717 Price: 99.000€\*\***

**Laguepie, S. W. France** ~ situated in this traditional two-river village and within walking distance of shops and train station with daily services to Toulouse.

**STONE BUILT VILLAGE IN NEED OF RENOVATION AND UP-DATING  
AND HAVING SMALL GARDEN AND RIVER VIEWS**



Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No. CPI 8201 2015 000 001 837,  
délivrée le par le CCI Montauban et du Tarn et Garonne, 22 allées de Mortarieu, BP 80527. 82065 Montauban Cédex.

Adhérent a GALIAN, la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 7622,45€

**The Ground Floor** comprises:

Hallway with **Half-tiled WC** with washbasin.

**Store Room No. 1.** (6.58m x 6.40m)

**Store Room No. 2.** (8.40m x 3.60m) with up and over door and access to the garden.

Staircase to the **First Floor Landing**

**Sitting Room/Dining Room** (6.5m x 3.1m) with high ceiling, timber floor, original cornicing and views to the river.

**Kitchen** (5.30m x 2m) with tiled floor, twin bowl sink unit, wall and base cupboards, breakfast barn and access to garden area.

**Salon/Study** (3.30m x 3m) with glazed double door to Terrace and timber floor.

**Bedroom No. 1.** (3.30m x 3.30m) with timber floor and river views

**Bedroom No. 2.** (4.40m x 3.20m) with timber floor and river view.

Access to inner hall

**Bathroom** with half tiled walls, tiled floor, panelled bath, pedestal washbasin and bidet.

**Separate half-tiled WC**

Staircase to **Upper Floor Landing**

**Bedroom No. 3.** (5.3m x 3.24m) open to roof height.

**OUTSIDE**

**Terrace** with wrought iron railings and **Garden Area**

**2 Large Garages** with access from the garden and also from the road.

**Services:** Mains water, electricity and mains drainage. Telephone.

\*\*Agency fees paid by the Vendor



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