

Majestic, beautifully restored Manor house set in 8110m of beautiful parkland with pool and large modern gîte



INFORMATION

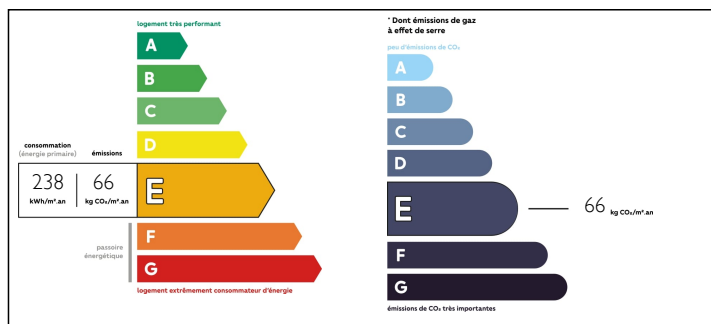
Town:	Labarthe
Department:	Tarn-et-Garonne
Bed:	8
Bath:	4
Floor:	325 m2
Plot Size:	8110 m2

IN BRIEF

Situated at the end of a tree-lined avenue, this stunning house optimises the French dream. Fully renovated by expert craftsmen, every room and detail of the house has its own character, grandeur, and style. Each room has its own colour and personality whilst the high ceilings and grand windows add light and bring the gardens into the house. A truly stunning property with 6 bedrooms in the main house and a further two in the very well-equipped gîte. The 4 reception rooms provide opportunities to add music or games rooms, or perhaps a library. The pool area affords a touch of paradise with established palms, tropical plants, a self-maintaining pool, and sun terrace.



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.



LOCAL TAXES

Taxe foncière: 2036 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Polished stone floor and high beamed ceilings throughout

Large entrance hall with a beautiful spiral staircase up to the 3rd floor.

DINING/ RECEPTION ROOM (5.25 x 5.15m) with marble fireplace and original features, access to the kitchen and front garden.

KITCHEN (2.9 x 5m) Fully equipped with modern and stylish units and equipment and access to the pool area.

SECOND KITCHEN/DINING ROOM (5.1 x 5m) with range and hob and a large attractive open fireplace. Double doors opening into the living room

BUANDERIE equipped with plenty of storage space

LIVING ROOM (5.85 x 5.6m) Lovely light room with marble fireplace and large double windows with garden views

WC

BEDROOM (1) (5.3 x 3m) Another lovely light room with tall double windows and an

ENSUITE SHOWER ROOM (2.8 x 3.7m) Colourful, modern large walk-in shower, WC and hand basin. This has been specifically modified to allow easy disabled access.

FIRST FLOOR:

DRAWING ROOM (8.25 x 5.05m) Another grand, light room with lots of original features, and large double windows on either side giving lovely garden views

BEDROOM (2) 5.2 x 4.25m) Attractive bright room with superb garden views and a personal office area

BEDROOM (3) (5.15 x 4m) Another double room with vast period wardrobe, and double windows.

BATHROOM Large luxurious bathroom with bath and WC decorated in an Egyptian style with unique sketches done by local artists.

BEDROOM (4) or OFFICE (5.5 x 5.3m) Beautiful room with lots of original features. Currently used as a shared office space and meeting area. Large double windows with garden...