

Large stone property to renovate, interior courtyard, 8 bedrooms, numerous outbuildings, on 20 ha of land

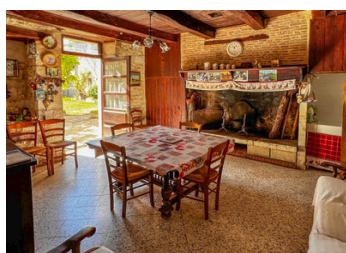


INFORMATION

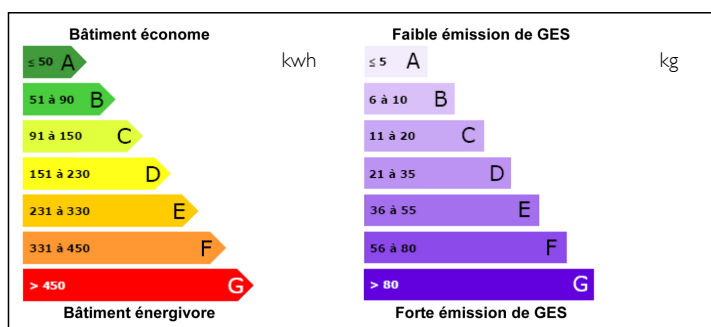
Town:	Montpezat-de-Quercy
Department:	Tarn-et-Garonne
Bed:	10
Bath:	4
Floor:	374 m2
Plot Size:	200304 m2

IN BRIEF

The beautiful stone buildings of this former postal relay station offer about 2000 m2 of usable space with approximately 374 m2 of habitable space. The large courtyard with its terrace, offers panoramic views over the surrounding valley, 20 ha of land which are part of the property. Lots of possibilities for this spacious home with extensive outbuildings.



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: 1190 EUR

NOTES

DESCRIPTION

MAIN HOUSE:

GROUND FLOOR:

Séjour (27.5 m²) with fireplace, old stone sink

Kitchen (17.55 m²)

Hallway (29.5 m²) with showerroom and WC

Bedroom 1 (25.8 m²) with wash basin, fireplace, built-in wardrobes, exterior door

Bedroom 2/salon (25 m²) with wash basin and WC

Interior courtyard (52 m²) with access to vaulted cellar (40 m²) with well

Independant apartment with hallway (9.3 m²), kitchen (15.75 m²), bedroom (11.75 m²) and bathroom (2.5 m²) with wash bin, bidet and shower

Garage (195 m²)

Basement (74 m²)

FIRST FLOOR: with beautiful wood flooring throughout

Hallway (20 m² + 16 m²)

WC (2 m²)

Bedroom 3 (15.8 m²) with wash basin & bidet

Bedroom 4 (27.4 m²) with wash basin & bidet

Bedroom 5 (9 m²)

Bedroom 6 (25.73 m²) with wash basin & bidet

Bathroom (4.85 m²) with wash basin, bath

Bedroom 7 (25 m²) with wash basin & bidet

Hallway (11.15 m²)

Bedroom 8 (19 m²) with wash basin & bidet

Bedroom 9 (15.25 m²) with wash basin & bidet

EXTRA:

Large stone outbuildings to be renovated

20 ha of land across the lane, ideal for horses

Property situated within a very nice, small community

Montpezat de Quercy: 7 km

A20 Motorway: 10 km

Castelnau Montratier: 14 km

Cahors: 23 km

Toulouse airport: 90 km

Bergerac airport: 123 km