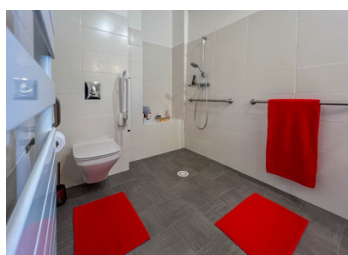


Fully renovated stone property with in-house maison d'amis, swimming pool, carport, workshop and garden



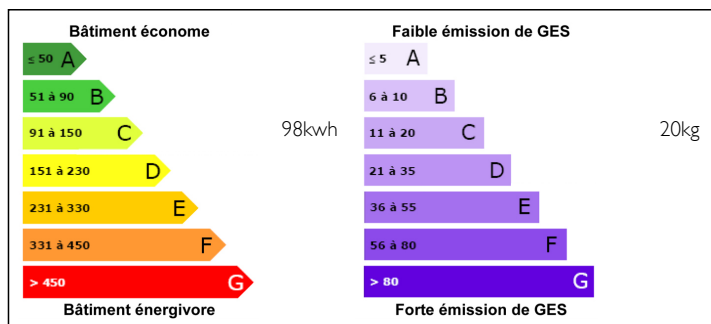
INFORMATION

Town:	Roquecor
Department:	Tarn-et-Garonne
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	3733 m2

IN BRIEF

A stunning family home, with rental possibilities, ideally located in a small hamlet, only 5 km from a village with all amenities. The property has been fully updated in 2020, and now offers the perfect combination between the old charm with exposed stone walls and beams and modern, comfortable living on 3700 m² of land. The property is gated and fully fenced, offering complete privacy. Within the grounds you will find the swimming pool with covered terrace and summer kitchen, a carport for 2 cars, a workshop and a small stone barn. Drop your bags and enjoy !

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: 2275 EUR

NOTES

DESCRIPTION

GROUND FLOOR :

Kitchen/dining room (36 m²) fully fitted, with exterior door

Hallway (5 m²) with WC (1,6 m²) with wash basin

Cloak room (4 m²)

Salon (40 m²) with fireplace, beams, glass stained windows

Hallway (12,70 m²) with exterior door, integrated storage

Boiler room (14,25 m²) Viessmann boiler , with utility area

Basement (8,6 m²)

Stairwell (5 m²) with stair lift

DUPLEX GITE : connects on both ground floor level and first floor with the main house accommodation.

Living room (18,5 m²) with exterior door, bathroom (5,2 m²) with wash basin, bath, WC, stairwell (6,5 m²) ; first floor : bedroom (14,7 m²), hallway (4,4 m²,

bathroom (7,75 m²) with twin wash basin, bidet and bath, WC (1,70 m²)

FIRST FLOOR :

Landing (8 m²) with hallway (7 m²), WC (2,95 m²) with wash basin

Bathroom (9,5 m²) with twin wash basin, bath, bidet

Bedroom 1 (13,9 m²) with access to balcony

Bedroom 2 (15,30 m²) with access to balcony

Salon/library (44 m²) with wood flooring, fire place

Main bedroom suite 3 (25,85 m²) with dressing and bathroom (6,5 m²) with twin wash basin, walk-in shower, WC

SECOND FLOOR :

The space under the roof has been fully renovated to create 3 spacious multi-purpose rooms (16 m², 42 m² and 43 m²) with a bathroom (12 m²)

EXTRA :

Swimming pool, 11,5 m x 3 m, chlorine, new liner from 2022

Poolhouse with WC – covered terrace with summer kitchen

Carport for 2 cars

Workshop

Stone barn (50 m²) currently used for storing garden