

Fantastic detached 5 bed family home situated in 2 hectares of wonderful gardens with guesthouse



## INFORMATION

|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Nicolas-de-la-Grave |
| Department: | Tarn-et-Garonne           |
| Bed:        | 6                         |
| Bath:       | 3                         |
| Floor:      | 230 m2                    |
| Plot Size:  | 19852 m2                  |

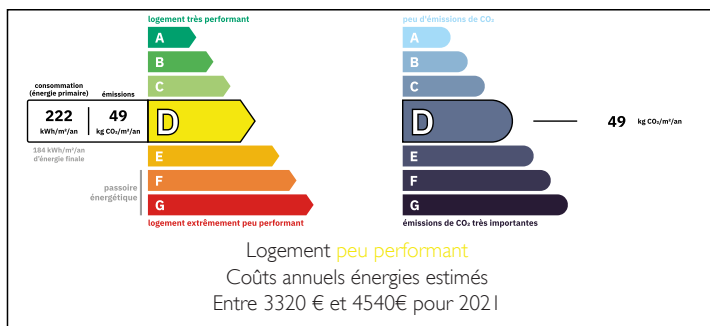
## IN BRIEF

Situated on the outskirts of the historic market town of Saint-Nicolas-de-la-Grave, this property is truly a gardener's paradise. The property sits in almost 2 hectares of stunning gardens, including an orchard and arboretum with over 400 trees from all over the world. The large windows and grand terrace make the most of the garden views so it can be enjoyed year-round as well as giving a view of the wonderful local chateau which was rebuilt by order of Richard the Lionheart in the 12th century.

The lovely 40m<sup>2</sup> living area is bright and airy with double doors opening onto a huge covered terrace. The kitchen is smart and modern with doors opening onto the salon making it perfect for entertaining. There is an office, utility/wet room, large garage, 3 bathrooms, and a wine cellar. The independent gîte is in...

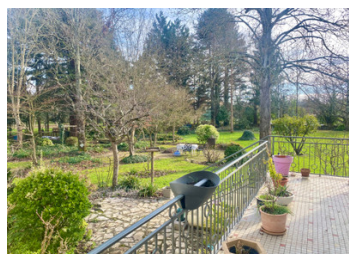


## ENERGY - DPE



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: 1933 EUR**

## NOTES

## DESCRIPTION

Are you looking for a place where the pleasures of nature, activities and heritage go hand in hand with a gentle way of life? Then St Nicolas de la Grave is the place for you.

Situated at the crossroads of the provinces of Quercy, Gascony, and Guyenne and the vast plains of the Garonne, Saint Nicolas de la Grave boasts sumptuous orchards. It's also a very pleasant village where you can wander and visit its three churches: the brick parish church, the 19th-century Chapelle Notre Dame and the church of Le Moutet, as well as the Château Richard Cœur de Lion, the Musée Antoine Laumet de Lamothe Cadillac and its bandstand. Just a few kilometres away, you can enjoy a wide range of water and land-based activities at local lakes, canals, and rivers, or take advantage of the bird sanctuary, renowned for its diversity of bird species. (<https://www.ville-stnicolas82.fr/>) There are also some great local restaurants

### GROUND FLOOR:

Long hallway leading to:

BEDROOM 1 (4.01 x 3.5m) with lovely garden views, large built-in wardrobes

BEDROOM 2 (3.9 x 3.15m) with large windows overlooking the garden

BEDROOM 3 (3 x 4m) with large built-in wardrobes and lovely garden views

UTILITY/WET ROOM (2.75 x 3.3m) with large storage cupboards

BATHROOM (2.8 x 2.65m) with shower, bath, and vanity unit

OFFICE (4.1 x 2.35m) with door opening onto the terrace.

Good-sized understairs area with garden views which could be utilised as an office to free up a 6th bedroom.

Separate WC and basin

LIVING ROOM (8.7 x 5.2m)...