

5/6 bedroomed detached house with gîte in beautiful countryside location

EXCLUSIVE



INFORMATION

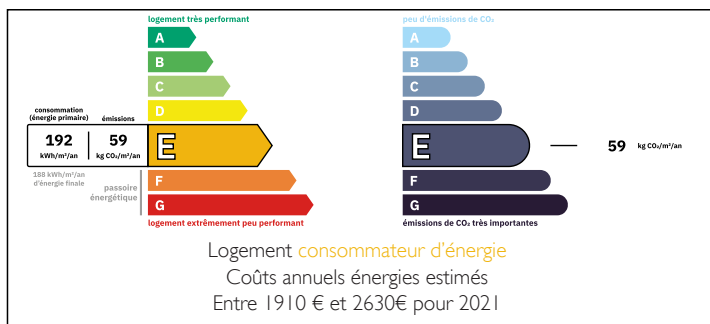
Town:	Montjoi
Department:	Tarn-et-Garonne
Bed:	6
Bath:	4
Floor:	175 m2
Plot Size:	2665 m2

IN BRIEF

A surprisingly spacious and unique family home with a super kitchen and living area full of unique characteristics and charm. Spread over 3 levels this wonderful house has a stunning atrium at the heart of the house, part of which is built into the rock face. Situated at the end of a long track, the house sits on a peninsula and is surrounded by fields and woodland with gorgeous views and total privacy that can also be enjoyed from the large pool and terrace area. The 4 bedrooms all overlook the atrium, along with the 2 bathrooms, and at garden level you will find a lovely separate living area.

The garden is easy to maintain, and the large covered terrace is a perfect space for entertaining. The fully-independent gîte sleeps 4 and was a chapel dating back to the 16th...

ENERGY - DPE



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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: 1645 EUR

Taxe habitation: 1045 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Open plan KITCHEN/LIVING area (11.25 x 4.8m)
Lovely converted barn with fully equipped kitchen, terracotta tiled floor, beams, access to terrace, pool, and gardens.

BATHROOM with shower, handbasin, and WC

BEDROOM 1 (3 x 3.3m) Kids bedroom with view to the rear of the house.

Stone landing and stairs leading to

GARDEN LEVEL:

LIVING ROOM (5.45 x 3m) with access to the garden and rear of the house.

FIRST FLOOR

Long landing leading to:

BEDROOM 2 (5 x 3.45m) Attractive double bedroom with original beams

BATHROOM Large modern bathroom with walk-in shower, bath, WC, washbasin, heated towel rail

BEDROOM 3 (3.8 x 3.15m) with original beams and skylight

BEDROOM 4 (5 x 3.3m) Another good sized room with plenty of character storage cupboard.

Ensuite WC with hand basin. Plumbing for another shower.

EXTERIOR:

2665m² of garden mainly lawn, with lots of established shrubs, trees and flowerbeds.

Super COVERED TERRACE and entertaining area with stone archway leading to the SWIMMING POOL (12 x 6m) and large sundeck area.

PUMP and STORAGE room.

POOL SHOWER

LOG STORE

GITE

Rustic converted old chapel comprising

LIVING AREA/KITCHEN (6.2 x 6m) Great large living area with stone flagged floor, original chapel