LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37395SNM82 Price: 392 000 EUR

agency fees to be paid by the seller

Stone-built House, Gîte & 3 Rentals—7+ Bedrooms, Pool, Views & 5590m Land. Ideal Home, Business, or Retreat















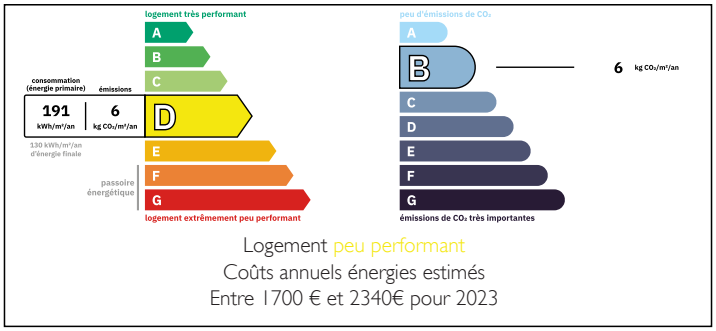
INFORMATION

Town:	Caylus
Department:	Tarn-et-Garonne
Bed:	7
Bath:	6
Floor:	370 m2
Plot Size:	5590 m2

IN BRIEF

Beautiful stone property offering incredible flexibility with 7 bedrooms spread across the main house, private gîte, and two rental duplexes plus a studio. Perfect for holiday rentals or a large family home with guest spaces. The gîte can easily connect to the main house, providing adaptable living options. Set on 5590m² of flat, peaceful gardens with mature trees, this tranquil retreat features stunning 360° views, a large 10x5m pool, BBQ area, and private parking. Spacious outbuildings offer great potential for development. Just minutes from Caylus with shops, restaurants, and amenities, this unique property suits business, family life, or a serene getaway.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1700 € et 2340€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**2773 EUR**

NOTES

DESCRIPTION

MAIN HOUSE

Ground Floor:

Step into a spacious, light-filled open-plan kitchen and dining area (8.3 x 5.5 m), perfect for entertaining or family gatherings. The kitchen features a large central island, double sink, and ample cupboard space, complemented by French doors opening onto the beautiful front garden, flooding the room with natural light. Adjacent is a practical buanderie/wetroom (3.5 x 5.2 m) with terracotta tiled floors, double sinks, and plenty of storage—ideal for everyday convenience. The generous salon (6.7 x 5.4 m) is a charming retreat, boasting original exposed beams, a cozy wood burner, and panoramic views to the front and rear gardens, creating a warm and inviting atmosphere. A separate WC completes the ground floor.

First Floor:

The first floor hosts two beautifully appointed bedrooms: Bedroom 1 (12.5 m²) enjoys tranquil views over the peaceful rear countryside, while Bedroom 2 (15 m²) features stunning outlooks onto the front garden framed by original beams, blending rustic charm with modern comfort. A well-designed shower room with WC and wash basin serves this level. The landing opens onto a large, versatile attic space (~12 x 2 m) with overhead height and plumbing ready for an additional bathroom—ideal for a games room, studio, or extra bedroom.

Barn Conversion

The converted barn is a highlight, divided into multiple rental units, each thoughtfully designed with modern comforts and unique character.

Studio (9.2 x 2.8 m):

A cozy and bright studio featuring a Velux window, tiled floors, and a modern electric heater complemented by air conditioning. The ensuite...