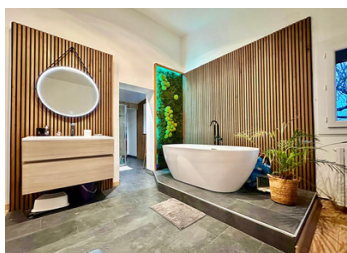


Chic 5-Bed Home with Pool, Veranda & Terraces – Stylish Living with Stunning Vistas



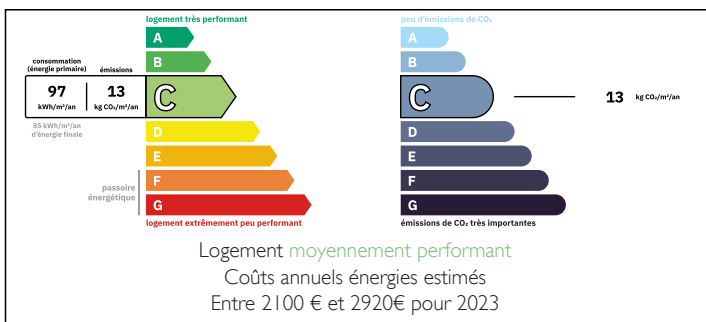
INFORMATION

Town:	Montesquieu
Department:	Tarn-et-Garonne
Bed:	5
Bath:	3
Floor:	268 m2
Plot Size:	90417 m2

IN BRIEF

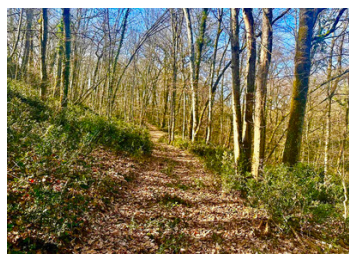
This stunning, stylish home near Montesquieu (82) offers 5 beautifully decorated bedrooms, 3 high-end bathrooms, and a spacious designer kitchen. The large open-plan living areas create a superb indoor-outdoor flow, perfect for enjoying the breathtaking views year-round. Set in 9 hectares of peaceful land with private woodland trails, landscaped gardens, and a natural spring, it's ideal for horse lovers or those seeking a private retreat. A steam room, large games room, and a versatile studio (for dance, yoga, or martial arts) add to the lifestyle appeal. The pool is perfectly positioned to soak in the panoramic setting. There's central heating, a wood burner, double glazing throughout, and potential to add 1-2 more bedrooms. Outbuildings include a large garage, workshops, and a tractor shed. A truly exceptional property finished to a very high standard in a wonderfully tranquil location.

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: 1580 EUR

NOTES

DESCRIPTION

Set at the end of a long private driveway, this charming property offers complete privacy with mature woodland bordering the left side and several hectares of gently sloping land on the right, providing stunning views and peaceful surroundings. A spacious gravelled parking area leads to a large double garage and practical workshops, ideal for hobbyists or additional storage.

GROUND FLOOR

The ground floor features a large games room or potential additional bedroom of 20m². The hallway includes an understairs area that could serve as another bedroom or office space. Open-plan living at its finest awaits with a stunning living area flowing seamlessly into a comfortable salon/TV room. The large dining area (32m²) boasts superb views and a double-sided wood burner with a log alcove, creating a cozy atmosphere. This dining room opens onto one of the terraces—perfect for outdoor dining or entertaining. There is also a downstairs WC and buanderie (laundry room). The dining room flows into the beautiful kitchen, equipped with ample cooking and storage space, featuring lovely stone floor tiles and modern wooden and steel units. A door leads to a pantry. The kitchen opens onto a superb veranda with breathtaking views and further extends to the south-facing terrace. Also on this floor is a bedroom (17m²) with great views and plenty of fitted wardrobe space.

UPSTAIRS

The landing area serves as an office space and opens onto a versatile gym/martial arts/yoga studio (27m²) complete with mirrored walls and sprung wooden flooring. Further down the hallway...