

Stunning renovated townhouse with 3 bedrooms and studio in the heart of Molières



INFORMATION

Town:	Molières
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	0 m2



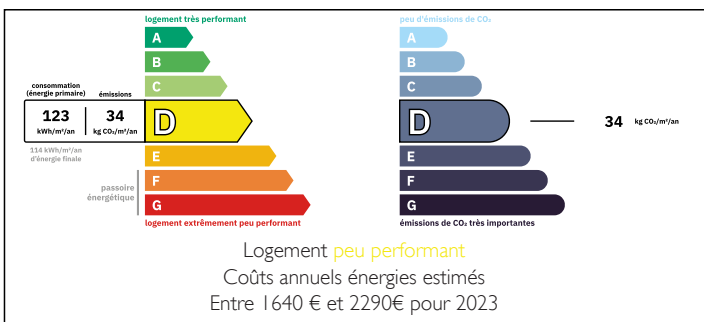
IN BRIEF

This superb townhouse in the heart of Molières combines historic character with an exceptional quality renovation. Behind a modest exterior lies a beautiful interior with high ceilings, original beams, Quercy white stone and travertine floors, creating a rare mix of charm and contemporary comfort.

The property is arranged over four floors and offers a spectacular 77m² open-plan living area with a sleek fully equipped kitchen, dining area and stunning salon with 3m ceilings. There are four bedrooms including a large studio room on the top floor with lovely village views, plus two ensuite shower rooms, a walk-in wardrobe, and separate WC.

Additional features include double glazing throughout, heat pump heating, air conditioning, mains drainage, and a large cellar with wine cave. A turnkey home offering space, light and quality in a vibrant village setting with plenty of amenities.

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.



DESCRIPTION

This beautiful townhouse in the heart of Molières (Tarn-et-Garonne) is a rare find, offering an outstanding quality renovation while preserving the soul and character of the original building. From the street, the exterior is modest, but step inside and you discover a truly impressive interior full of charm, history and light.

At street level, a stunning entrance hallway showcases natural stone floors, original tomettes and even a charming old well set into the wall, immediately setting the tone for the property. This level also provides access to a useful utility room.

A staircase leads up to the main living floor, where you are greeted by a vast open-plan living space of approximately 77m². This superb room features travertine tiled floors, traditional exposed stone, and an impressive ceiling height of around 3 metres. The elegant salon flows seamlessly into a sleek, fully equipped modern kitchen and dining area, creating a bright and welcoming space ideal for entertaining.

A striking spiral staircase leads to the next level, where a lovely hallway with skylight provides access to the sleeping accommodation. The principal bedroom benefits from a stylish Italian-style ensuite shower room and a separate dressing room, with views over the town. A separate WC is also located on this floor.

Bedroom two (approx. 15m²) has its own ensuite shower room and large built-in wardrobes, with a view to the front.

Bedroom three (approx. 14m²) is another light and attractive room with high ceilings and original beams.

On the third floor, a spacious studio...

LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES