LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42249NK82 Price: 395 000 EUR

agency fees to be paid by the seller

Character former farmhouse with stunning, south facing views, swimming pool and outbuildings on 5200 m2

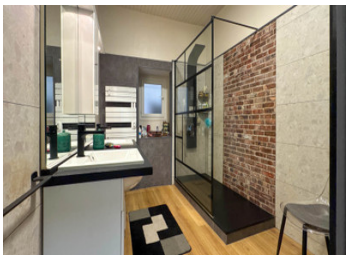


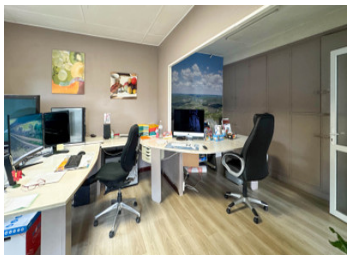




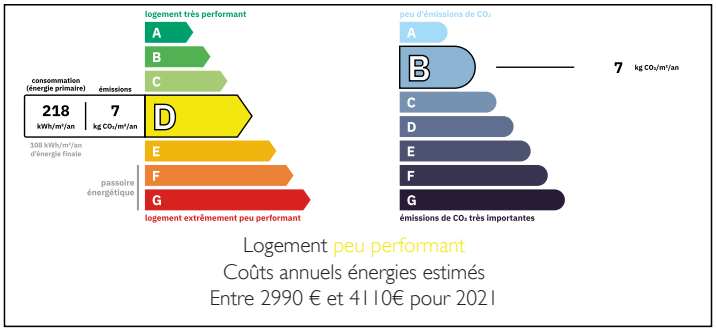








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2990 € et 4110€ pour 2021

INFORMATION

Town:	Tréjouls
Department:	Tarn-et-Garonne
Bed:	4
Bath:	1
Floor:	243 m2
Plot Size:	5195 m2

IN BRIEF

Charming 19th-century white stone farmhouse in the heart of the Quercy Blanc, centrally located between Lauzerte, Montcuq and Castelnau Montratier. With panoramic views over rolling hills and valleys, this renovated property combines traditional character with modern comforts, such as double glazing, central heating with heath pump and aircon & solar panels. The property has been beautifully moulded by the previous 5 generations who have lived here, and now features a spacious main house with 4 bedrooms, elegant living areas and terraces, still leaving you plenty of room for your own, personal touch. The swimming pool, extensive gardens, plus versatile outbuildings makes this a property ideal for gîtes or a guesthouse. You will enjoy the privacy, the abundant natural light, and the tranquil rural lifestyle while remaining close to amenities and regional attractions. Perfect for family living or...

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: **1565 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
Entrance hall (7,3 m2)
Kitchen/dining room/living room (49,20 m) fully fitted kitchen, wood insert
Private gym (33 m2)
Utility room (26 m2) with exterior door
From the entrance hall : door to office space (34,7 m2) with extensive storage and WC (1,7 m2)
FIRST FLOOR:
Landing (23,5 m2)
Connecting room (6 m2) to the raised terrace with stunning views, south facing, completely private
Bedroom 1 (22,5 m2)
Bedroom 2 (20,5 m2) with wash basin
Bathroom (8 m2) with twin basin, shower, storage
Bedroom 3 (18,5 m2)
Storage/dressing (2,4 m2)
Bedroom 4 (20 m2) with built-in storage
WC (1,5 m2) with wash basin
Office/games room (12 m2) with access to the attic (fully insulated)

EXTRA :
The property benefits from modern conforts such as double glazing, heating by heath pump with airconditioning, solar panels, electric blinds and a septic tank fully conforming to the current regulations.
Swimming pool, above ground/semi in-ground chlorine pool, 7 m x 3,5 m
Well and access to agricultural water source (cheap water for the garden !)
Several outbuildings such as : open carport (115 m2), barn on 2 levels (250 m2), garage (90 m2), garage and workshop (98 m2)
Stunning views over the surrounding countryside (south facing)
Small orchard
5200 m2 of land directly surrounding the property, with landscaped gardens and a small orchard
Beautifully located in the Quercy Blanc, on the edge of the Tarn-et-Garonne and the Lot departments