LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42964NK82 Price: 329 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (310 378 EUR without fees)

Modern countryside home with panoramic views, swimming pool, garage and privacy, in the Quercy Blanc.

EXCLUSIVE















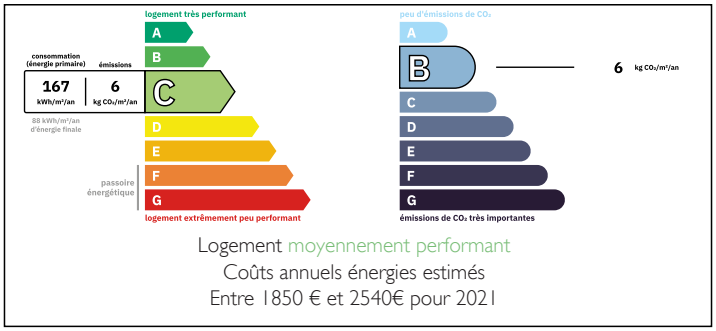
INFORMATION

Town:	Tréjouls
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	6670 m2

IN BRIEF

Built in 2008 and beautifully maintained, this elegant single-storey home offers comfortable ground-floor living in a peaceful private setting in the Quercy Blanc countryside of south-west France. The bright, spacious interior features an inviting living and dining room with fireplace, flowing seamlessly into a fully fitted modern kitchen with direct access to a covered terrace. The house offers three bedrooms, including a master suite with dressing room and en-suite bathroom, as well as a second bathroom. Outside, the property truly shines. From the terraces and pool area, enjoy spectacular sunsets and sweeping views over the rolling countryside — a perfect setting for relaxed outdoor living in one of the most beautiful parts of rural south-west France.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1850 € et 2540€ pour 2021

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:	**1050 EUR**

NOTES

DESCRIPTION

GROUND FLOOR LIVING:
Entrance hall (4.8 m2) with integrated storage and utility room
WC (1.1 m2) with wash basin
Kitchen (15.15 m2) modern, fully fitted, with exterior door
Living room/ dining room (43.5 m2) with fireplace, double doors to covered terrace (12 m2) and views
Hallway (9 m2) with storage
Bedroom 1 (12.10 m2)
Bedroom 2 (11 m2)
Bathroom (5.2 m2) with wash basin, bath/shower, WC
Bedroom 3 (15.2 m2) with en suite bathroom (5.95 m2) with twin basin, shower and WC
Dressing (5.35 m2)

EXTRA:
Stunning 180° views over the surrounding countryside
Saltwater swimming pool, 15 m x 4 m with Roman steps, new liner from 2023, large sun terrace
Garage (14.35 m2) with carport (26.5 m2) for 2 cars
Partially covered terrace (12 m2) of the living room
Second spacious terrace with natural shade (plane trees)
Pétanque court
Total plot size 6670 m2
Double glazing, electric heating, underfloor heating in the bathrooms, and good insulation ensure comfort year-round, resulting in a favourable energy rating of C.
Water softener system for the whole property.
The property is presented in excellent order throughout and ready to move into. Beautifully located in the Quercy Blanc, on the edge of the Tarn-et-Garonne and the Lot departments

Lauzerte : 10 km
Castelnau Montratier : 11 km
Montcuq : 13 km
Cahors: 30 km
Montauban : 37 km