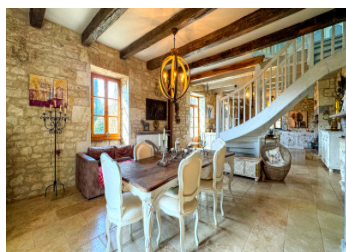


Modern country living with swimming pool and equestrian facilities – the perfect French lifestyle!

EXCLUSIVE



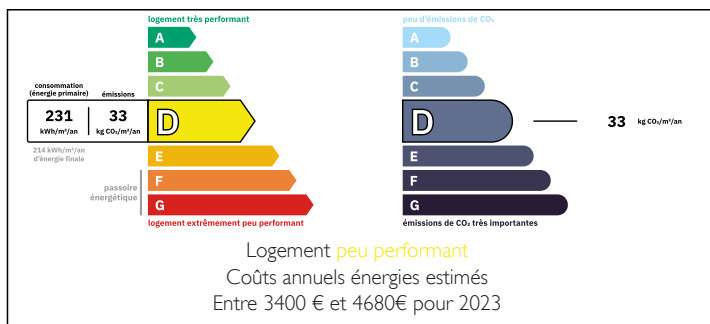
INFORMATION

Town:	Belvèze
Department:	Tarn-et-Garonne
Bed:	6
Bath:	4
Floor:	296 m2
Plot Size:	45272 m2

IN BRIEF

Tucked away at the end of a quiet lane and set within 4.5 hectares of fields and woodland, this stunning 18th-century stone estate (1771) blends authentic charm and modern comfort. The spacious home offers 6 bedrooms, 4 bathrooms, exposed beams, stone walls, fireplaces and breathtaking countryside views from terraces and balconies. Ideal for horse lovers, the property features multiple stables, barns, fenced paddocks and a competition-size sand arena, while the 12 x 6 m swimming pool, summer kitchen and sun-drenched terraces create perfect spaces to relax and entertain. Close to Montaigu-de-Quercy, Lauzerte and Montcuq, and within reach of Toulouse and Bergerac airports, this is a rare opportunity to own a luxury country residence or equestrian retreat in the heart of rural France.

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: 3800 EUR

NOTES

DESCRIPTION

Inside the property, every space is designed for comfort and style,

GROUND FLOOR:

Kitchen/dining room (81 m²) with fully fitted kitchen, travertin flooring, fireplace with woodburners in both kitchen and dining room, doors opening to stunning raised deck/terrace (30 m²) with views

Pantry/utility area (14,7 m²)

WC (1,5 m²)

Salon (33 m²) with fireplace, French doors to balcony with views

Bedroom 1 (27,5 m²) exposed stone walls, beams, original wooden floorboards, fireplace, old stone sink, views (again!), en suite bathroom with wash basin, shower and WC

FIRST FLOOR:

Landing (7,6 m²) with storage

Bedroom 2 (23,10 m²)

Bathroom (7,45 m²) with wash basin, bath, WC

Bedroom 3 (23,10 m²)

Luxurious master bedroom 4 (21,25 m²) with views, sliding doors to private balcony, en suite bathroom (17,65 m²) with wash basin, bath, shower, WC & dressing (17 m²)

LOWER GARDEN LEVEL:

Utility area/hallway (12,65 m²)

Bedroom 5 (25,35 m²) with connecting door to cave

Bedroom 6 (24 m²) with French doors to balcony with views, en suite bathroom with wash basin, shower and WC

Basement/cave (25 m²) with possible door to bedroom 5

Wine cellar

Vaulted cellar (25,8 m²)

EXTRA:

For equestrian enthusiasts: multiple stables, barns, fenced paddocks, and a competition-size sand arena provide everything needed for horses and outdoor life.

Stone barn (200 m²) with 4 horse stables, including lower storage with tack room (30 m²)