LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44197NK82 Price: 325 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (306 604 EUR without fees)

Charming 19th-century stone farmhouse with heated pool, landscaped gardens & panoramic countryside views







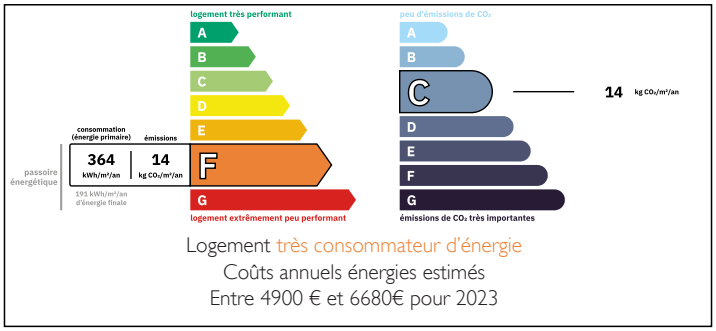








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4900 € et 6680€ pour 2023

INFORMATION

Town:	Durfort-Lacapelette
Department:	Tarn-et-Garonne
Bed:	5
Bath:	4
Floor:	182 m2
Plot Size:	2407 m2

IN BRIEF

Set in a peaceful hamlet near a lively village in Southwest France, this charming 19th-century stone and mud-brick farmhouse offers authentic character, modern comfort, and stunning south-facing countryside views.

With approx. 182 m² of living space, the home features 5 bedrooms and 3 bathrooms, a bright living room with open fireplace and beams, a fitted kitchen opening onto terraces, and generous dining areas ideal for entertaining.

The highlight is the enclosed heated 5m x 10m swimming pool with stylish pool house, summer kitchen, shower and WC—perfect for relaxed Mediterranean-style living.

A fully fenced landscaped garden ensures privacy, with garage and private parking. Reversible air conditioning in bedrooms and multiple terraces enhance year-round comfort.

Ideal as a family home, holiday retreat, or rental investment, this property combines French

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: **1450 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
Entrance hall (12 m2)
Dining room (21,25 m2)
Living room (23,25 m2) with open fireplace, exterior door, beams
Storage (3,15 m2)
WC (1,3 m2)
Hallway (5,20 m2)
Kitchen (12,55 m2) with double doors opening to terrace
Bathroom (8,7 m2) with twin wash basin, bath and WC
Bedroom 1 (15,4 m2)
Bedroom 2 (8,9 m2)
Steps up to bedroom 3 (23 m2) with en suite bathroom (4,3 m2) with wash basin, shower and WC
LOWER LEVEL:
Cave/utility room (11 m2)
FIRST FLOOR:
Bedroom 4 (21,9 m2)
Bedroom 5 (12,85 m2)
Bathroom (8,65 m2) with wash basin, bath and WC

EXTRA:
Exceptionally well laid out pool area with heated swimming pool (5 m x 10 m) in good order, new liner from 2022-2023 and a poolhouse with fully equipped summer kitchen and bathroom (shower and WC) – this is your summer living area!
Panoramic, south facing views, some days you even get to see the Pyrenees from here !
Nicely presented property with reversible airco in the bedrooms
Fully fenced property with private parking

Durfort Lacapelette village : 1,4 km (with amenities)
Cazes Mondenard : 10 km
Lauzerte : 11 km
Lafrançaise : 11 km
Moissac : 14 km
Montauban : 27 km
Toulouse airport : 80 km