LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44312CMC31 Price: 300 000 EUR

agency fees to be paid by the seller

Charming 6-bedroom home with salt pool, 1st floor balcony, super open country views and gîte or B&B potential







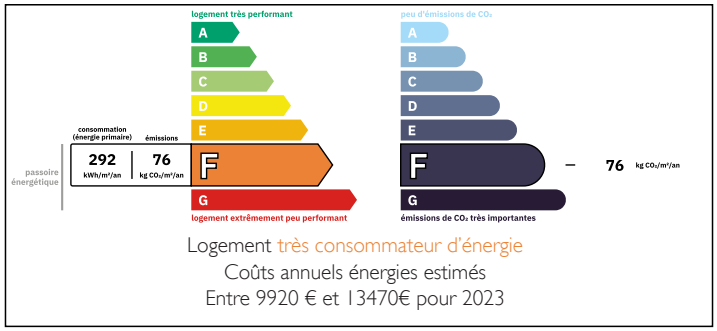








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INFORMATION

Town:	Montespan
Department:	Haute-Garonne
Bed:	6
Bath:	4
Floor:	295 m2
Plot Size:	2730 m2

IN BRIEF

Pretty as a picture, this charming 6-bedroom home sits in the heart of a beautiful flat, tree-lined garden of around 2,700 m², with uninterrupted, far-reaching countryside views that immediately draw you in.

Its ivy-clad façade and peacefulnsetting create a true sense of escape and calm.

Inside, the generous and flexible living space is filled with natural light, a stunning reception room with exposed beams, characterful fireplace and doors opening onto a delightful balcony – a perfect, private spot to take in the views.

Outside, the inviting 10 x 5 saltwater pool is perfectly positioned for long, sun-drenched summer days and relaxed entertaining.

The thoughtful two-wing layout also offers excellent potential for a gîte/apartement or B&B

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 habitation:	**1943 EUR**

NOTES

DESCRIPTION

Set in the heart of a beautiful flat and wooded plot of approximately 2,700 m², this charming character home immediately captures attention with its ivy-clad façade and timeless appeal. Private, peaceful and full of potential, it offers an increasingly rare combination of space, versatility and a truly lovely setting.

Surrounded by nature and enjoying uninterrupted views across the countryside, the property provides a sense of calm and escape from the moment you arrive, while still being within easy reach of local amenities.

A large, rustic entrance door opens into a warm and welcoming kitchen with generous dining space – very much the heart of the home. This is a room designed for gathering, whether for relaxed family meals, long lunches with friends or entertaining guests. From here, the layout unfolds in a practical and flexible way, with the house arranged across two distinct wings.

The first wing provides four bedrooms, some with direct access to the garden, along with two bathrooms. This layout works particularly well for family living, offering both space and privacy for guests or children, and the possibility to adapt rooms to suit changing needs such as home working or hobbies.

From the kitchen, a staircase leads to an impressive living room of approximately 90 m². Flooded with natural light from large windows, this space is enhanced by high ceilings, exposed beams and a striking fireplace. The scale and atmosphere of this room make it a true focal point of the home – equally suited...