LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44411LLD82 Price: 640 000 EUR

agency fees to be paid by the seller

Exceptional character property with 5 ensuite bedrooms, Studio, Owner Apartment and large south facing walled

EXCLUSIVE















INFORMATION

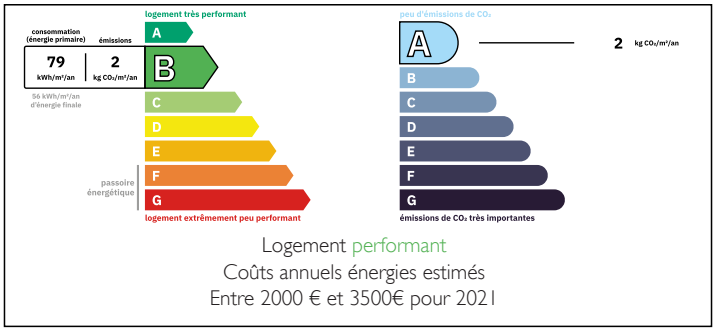
Town:	Saint-Antonin-Noble-Val
Department:	Tarn-et-Garonne
Bed:	8
Bath:	8
Floor:	235 m2
Plot Size:	473 m2

IN BRIEF

Situated in the heart of the enchanting medieval village of Saint-Antonin-Nobel-Val, this exquisite property presents a rare opportunity to acquire an elegant and substantial residence in one of the most sought-after settings in southwest France.

The property is currently operated as a successful bed and breakfast and 5 ensuite bedrooms, studio, owner apartment all providing generous and versatile accommodation as well as a large south facing garden for al fresco dining. Combining authentic charm with tasteful simplicity, the interior showcases the character of the building while offering comfort and practicality for modern living.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2000 € et 3500€ 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:	**3199 EUR**

NOTES

DESCRIPTION

On the ground floor: The impressive entrance hall blends the property's original stonework and exposed beams with a bold Art Deco-inspired tiled floor and elegant period staircase (31 m2). The entrance hall leads to the first dining room (22m2) which has access to the walled garden as well as the second dining room (18 m2). Leading from the first dining room is a fully equipped kitchen (15m2) which accesses a large utility room/storage room (33m2). A large studio apartment with kitchenette, shower room and separate toilet with direct access to the street (27m2) is accessible through a small corridor on the ground floor;

First floor: The owner's apartment on this floor comprises bedroom 1 (25m2), bathroom 1, bedroom 2 (21m2) with en-suite bathroom, living room (28m2) with log burner, dining room (25m2), kitchen (19m2), study (13m2);

Second floor: This floor offers 5 elegant and spacious light filled bedrooms all with bathrooms – bedroom 3 (21m2), bedroom 4 (22m2) with solarium terrace (24m2) with views of the Roc d'Anglars, bedroom 5 (29m2), bedroom 6 (29m2), bedroom 7 (22m2);

Third floor: Very large attic (fully insulated) offering the possibility to create another room;

Outside: beautiful walled garden (473m2), garden room for covered dining / sitting area.

EXTRA:

The main house benefits from recently installed heat and water pumps providing year-round comfort and energy efficiency.

Included in the sale are all the necessary business assets for a seemless continuation of the bed and breakfast:

- Professional website and domain name
- Active social...