

Tastefully Renovated Villa with Heated Pool and Landscaped Garden



INFORMATION

Town:	Montaigu-de-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	937 m2

IN BRIEF

In Montaigu-de-Quercy, this fully renovated villa offers the perfect balance between modern comfort and a natural setting.

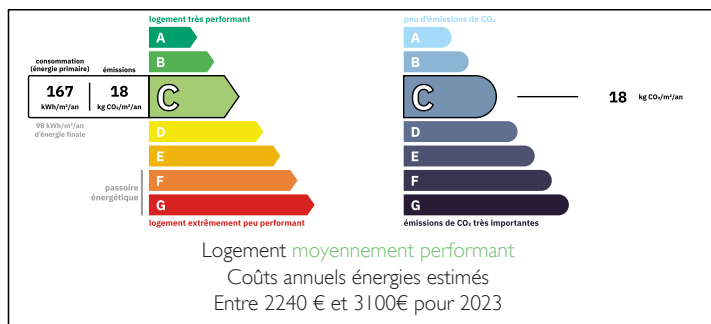
From the moment you enter, the bright 45 m² living space, fitted kitchen and three bedrooms create an immediate sense of space and ease.

On the garden level, a 17 m² independent bedroom with its own shower room provides excellent potential for guests or rental income.

Outside, the appeal is instant: landscaped garden, heated swimming pool, large covered terrace... and rare direct access to the river.

A turnkey property, ideal for living, investing or enjoying the South-West lifestyle. Early viewing is highly recommended.

ENERGY - DPE



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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.



DESCRIPTION

Elegant Renovated Villa with Pool, River Access and Income Potential – Montaigu-de-Quercy

Set in the heart of the sought-after village of Montaigu-de-Quercy, this beautifully renovated villa perfectly combines comfort, space and lifestyle. Ready to move into, it offers a rare opportunity to enjoy the charm of the South-West of France with modern amenities and exceptional outdoor features. The main floor immediately impresses with a bright and generous 45.5 m² living area, ideal for both everyday living and entertaining. The fully equipped 12.5 m² kitchen, designed around a central island, creates a natural gathering space at the heart of the home.

The sleeping accommodation includes three comfortable bedrooms:

A bedroom with dressing area (12.5 m²)

A bedroom with built-in storage (13 m²)

A spacious master bedroom (17.5 m²)

A contemporary shower room with walk-in shower (8 m²) and a separate WC complete this level.

On the garden level, the property offers excellent versatility with a 17 m² fourth bedroom, its own shower room (3.5 m²) and storage space. This area is perfectly suited for guests, extended family or the creation of a self-contained apartment, adding real value and income potential.

Further spaces enhance the practicality and appeal of the property:

Utility room (17.5 m²)

Garage (50 m²)

NOTES