LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45260SNM82 Price: 595 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (565 250 EUR without fees)

Elegant 18th-Century Farmhouse with Guest Accommodation, Pool and 8,000m Grounds near Montauban















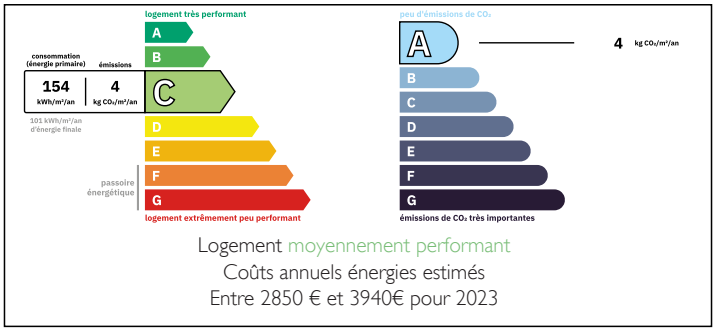
INFORMATION

Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	8
Bath:	4
Floor:	342 m2
Plot Size:	7923 m2

IN BRIEF

Set within 8,000m² of beautiful mature parkland, this elegant former métairie dating from 1760 offers 342m² of versatile accommodation just 5 minutes from Montauban. Combining period charm with modern comfort, the property features a spacious main house with six bedrooms, a self-contained studio and a separate gîte, making it ideal as a large family residence, luxury holiday home or hospitality business. The stunning grounds include ancient trees, flowering shrubs, extensive terraces, a superb swimming pool with bar, barbecue and entertaining areas, creating a peaceful and private setting despite being close to all amenities. Additional features include underfloor heating, air conditioning, numerous workshops and storage areas, a stable block with three stables and the possibility of renting adjacent meadows. Toulouse International Airport is just 45 minutes away and the mainline train station can be reached in 15 minutes.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2850 € et 3940€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45260SNM82 Price: 595 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (565 250 EUR without fees)







LOCAL TAXES

Taxe foncière:	**3404 EUR**

NOTES

DESCRIPTION

Nestled in a tranquil and highly sought-after location less than 10 minutes from the centre of Montauban, this charming 18th-century farmhouse (métairie) offers an exceptional combination of character, space and lifestyle.

Approached through its beautiful grounds of approximately 8,000m², the property immediately impresses with its mature parkland setting, ancient trees, flowering shrubs and complete sense of privacy.

The main house provides approximately 342m² of habitable space. At its heart is a magnificent 90m² living and dining room featuring marble flooring, a wood-burning stove and several large French doors opening directly onto the gardens and terraces, creating a seamless connection between indoor and outdoor living.

Also on the ground floor is a bright office with garden views, a WC and a spacious fully equipped modern kitchen of approximately 23m². Beyond the principal living areas are a variety of useful ancillary spaces including a games room, barn area, laundry room, workshops and direct access to the guest accommodation.

The first floor offers comfortable and well-proportioned sleeping accommodation comprising:

Bedroom 1 (13m²) with en-suite shower room and WC
Bedroom 2 (22m²) with attractive garden views
Bedroom 3 (17m²)
Bedroom 4 (15m²)
Family bathroom (13m²) with bath and shower
Bedroom 5 (16m²)

A further bedroom of approximately 18m² provides additional accommodation flexibility.