

Charming Quercy ensemble with views : renovated stone barn & farmhouse, stone outbuilding, garage & pool



INFORMATION

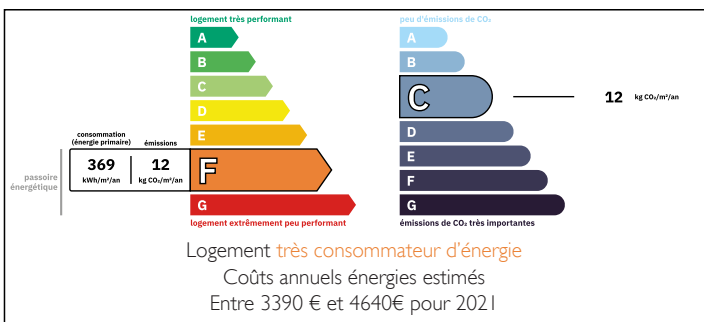
Town:	Touffailles
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	260 m2
Plot Size:	9389 m2

IN BRIEF

Nestled in over 1 hectare of fully fenced gardens with fruit trees, this beautifully renovated Quercy estate enjoys complete privacy, breathtaking countryside views and no close neighbours, just minutes from a village with amenities. Arranged around a charming courtyard, the property includes a stunning converted stone barn with a spectacular 92m² vaulted living space, bespoke kitchen, mezzanine office and two bedrooms. The restored stone farmhouse offers a stylish kitchen, cosy sitting room with pellet stove, two bedrooms and character features throughout. A glazed stone barn provides an ideal gym, studio or workspace, complemented by further stone outbuildings, a double garage, well and bread oven. The 12x6m swimming pool with Roman steps completes this exceptional lifestyle property. Conforming micro-station, double glazing and excellent access to Toulouse and Bergerac airports.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

Whether as a family home, luxury holiday retreat or property with guest accommodation potential, this exceptional estate offers an enviable lifestyle in one of southwest France's most sought-after rural settings.

RENOVATED BARN :

Living area (92 m²) cathedral style, includes salon, dining room, bar area, with exterior doors, large fireplace with insert, stairs leading to mezzanine (15 m²) currently used as an office
 Kitchen (20 m²) fully equipped
 Hallway (9,5 m²)
 WC (2,15 m²) with wash basin
 Bathroom (8,4 m²) twin wash basin, walk-in shower, with integrated storage
 Bedroom 1 (15 m²)
 Bedroom 2 (17 m²) with built-in wardrobes
 Outside : covered terrace with summer kitchen (12 m²)

STONE FARMHOUSE :

FIRST FLOOR : external stone steps leading to :
 Kitchen (15,5 m²) newly fitted
 Living room (25 m²) with pellet burner
 Bedroom 1 (12 m²)
 Bedroom 2 (23,25 m²) with fireplace
 Bathroom (7,5 m²) with wash basin, shower, bath, WC
 SECOND FLOOR : attic
 GARDEN LEVEL :
 Basement 1 (37 m²)
 Basement 2 (16,5 m²)
 Exterior WC and wash basin
 Breadoven (11,25 m²)

EXTRA :

Glass fronted stone barn (52 m²) currently used as a gym
 Garage (50 m²) space for 2 cars
 Small stone outbuildings (former pigsty) used for storage