

Beautiful Golden Quercy Stone House with Pool, Barn & Enclosed Gardens near Castelnau-Montratier



INFORMATION

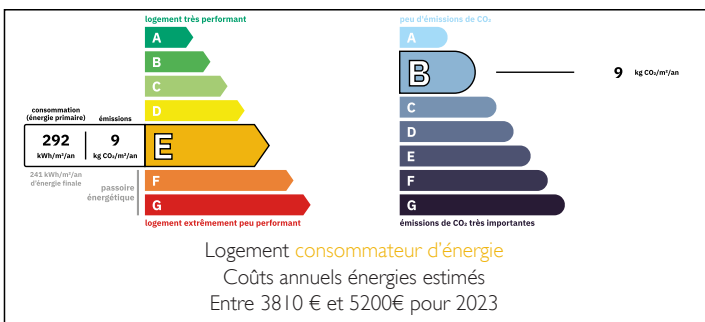
Town:	Sauveterre
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	6120 m2



IN BRIEF

This beautifully renovated Quercy stone house perfectly captures the timeless appeal of rural South-West France. Offering approximately 165m² of bright, well-presented accommodation, it successfully blends authentic character with modern comfort, benefiting from recent improvements including a new kitchen, updated heating, electrics and flooring. Outside, attractive enclosed gardens filled with mature trees, flowering shrubs and sunny terraces surround the swimming pool, creating a private and welcoming setting that is ideal for relaxing or entertaining. A detached stone barn with covered veranda provides useful storage together with potential for a workshop, studio or additional accommodation, subject to the necessary permissions. Peacefully situated close to Castelnau-Montratier, with Cahors around 30 km away and Toulouse-Blagnac International Airport approximately 95 km (around 1 hour 15 minutes), this is an ideal permanent home, holiday retreat or

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.



DESCRIPTION

There is something timeless about a traditional Quercy stone house. Built from the region's distinctive golden limestone and mellowed by more than 160 years of sunshine, these homes have a warmth and character that simply cannot be recreated.

Dating from around 1860, this beautifully presented country home has been thoughtfully renovated to preserve its original charm while offering the comfort and convenience expected today. Set within attractive enclosed gardens with a swimming pool, mature trees and sunny terraces, it is a property that immediately feels welcoming. Truly a turn key property, it is ready to enjoy from the moment you arrive.

Whether you are looking for a permanent move to France, a lock-up-and-leave holiday home or a peaceful place to spend extended stays, this property offers the increasingly rare opportunity to buy a home that combines authentic character with modern practicality.

The entrance hall leads into the impressive 60.9m² sitting room, where natural light pours in through large windows overlooking the gardens. With its generous proportions and relaxed atmosphere, this is a room designed for modern living, equally suited to cosy evenings, entertaining friends or bringing the whole family together. High ceilings enhance the feeling of space, while the original character of the house remains very much intact.

The adjoining 18.69m² kitchen and dining room has been tastefully updated and offers plenty of storage and preparation space for everyday cooking or entertaining. French doors create an easy connection between the house and the terraces, making outdoor dining a...

LOCAL TAXES

Taxe foncière: 1590 EUR

NOTES