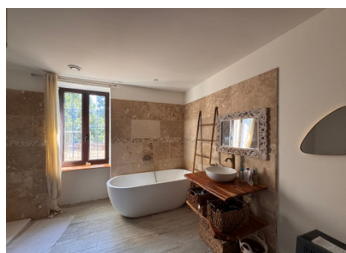


Beautifully renovated 4-bed stone home with pool, guest annexe potential & 1.13 ha near Vazerac



INFORMATION

Town:	Vazerac
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	11378 m2



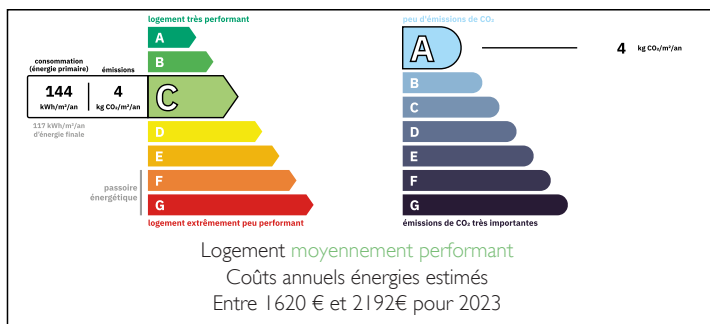
IN BRIEF

Stylishly renovated, this charming Quercy stone house successfully blends original character with stylish contemporary living. Nestled in a small, peaceful hamlet and set within approximately 1.13 hectares, it offers privacy, beautiful countryside views and a wonderful sense of tranquillity, just a few minutes from the lively village of Vazerac.

Exposed stone and traditional features are complemented by generous living spaces and large picture windows that flood the house with natural light. A superb terrace overlooks the gardens and swimming pool, creating the perfect setting for outdoor dining and entertaining. The attractive stone outbuilding offers excellent potential as a guest cottage or studio (subject to the necessary permissions), while pellet stoves, a reversible heat pump, fibre internet and excellent insulation provide year-round comfort.

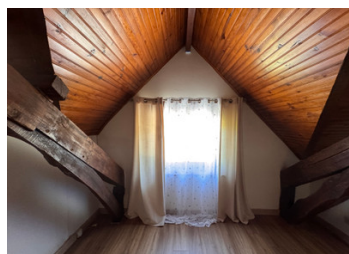
A lovely family home combining timeless character with modern convenience in an idyllic rural setting.

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: 1459 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Welcoming entrance opening into a magnificent 44m² sitting room, flooded with natural light thanks to full-height glazing and enjoying wonderful views across the surrounding countryside.

Superb 42m² fully equipped kitchen and dining room, beautifully designed for modern family living and entertaining, with direct access to the terrace for al fresco dining.

Spacious 18.5m² double bedroom, ideal for single-level living.

4m² family bathroom.

Separate WC.

Large 19m² utility room/dressing room, providing excellent storage and laundry space.

16.9m² cellar, perfect for wine storage.

FIRST FLOOR

22m² principal bedroom with lovely views.

14m² double bedroom.

12m² bedroom, ideal as a guest room, child's bedroom or home office.

OUTSIDE

Approximately 11378m² of land.

Beautiful terrace overlooking the gardens and countryside, perfect for outdoor dining and entertaining.

Swimming pool.

Two wells.

Stone 26.6m² outbuilding, offering excellent potential to create a guest cottage, studio or workshop (subject to the necessary permissions).

Ample parking and delightful gardens blending naturally into the surrounding countryside.

Despite its peaceful rural setting, the property is just a few minutes from the popular village of Vazerac, where you'll find a bakery, café, restaurant, pharmacy, primary school, a good-sized supermarket, petrol station, and other everyday amenities. The larger towns of Caussade (20 minutes), Montauban (30 minutes) and Cahors (40