LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47039JLB82 Price: 415 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (391 510 EUR without fees)

Spacious 5-Bedroom Country Home with Panoramic Views, Pool, Double Garage plus 7,000 m of Land







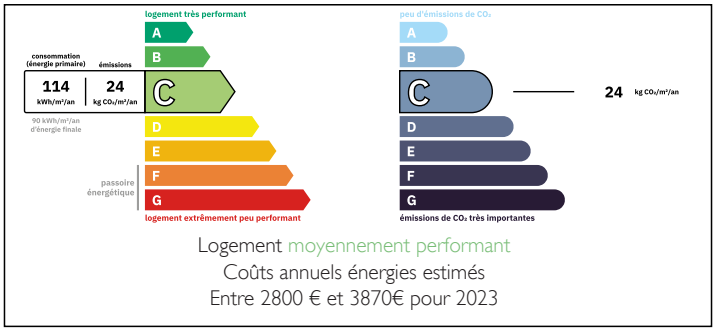








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2800 € et 3870€ pour 2023

INFORMATION

Town:	Saint-Paul-d'Espis
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	7000 m2

IN BRIEF

Set in peaceful countryside, this spacious five-bedroom home offers approximately 225 m² of living space, panoramic views and excellent indoor-outdoor living.

The open-plan kitchen, dining and living area is filled with natural light, with two sets of patio doors opening onto the terraces. There are three ground-floor bedrooms, including a principal bedroom with dressing room, plus two further bedrooms upstairs, a home office/study area and flexible space.

Outside, a 12 x 6 m swimming pool, covered pool terrace, pool house and summer kitchen provide excellent summer living and entertaining. A second covered terrace adjoining the house offers another area for dining and relaxing.

Set within approximately 7,000 m² of land, the property also includes a double garage, carport, basement and ample parking. Additional land may be available by separate negotiation.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47039JLB82 Price: 415 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (391 510 EUR without fees)







LOCAL TAXES

Taxe foncière: **2386 EUR**

NOTES

DESCRIPTION

Set in peaceful countryside with far-reaching panoramic views, this spacious five-bedroom home offers approximately 225 m² of living space, generous accommodation and excellent outdoor areas designed for relaxed summer living.

At the heart of the house is a large open-plan kitchen, dining and living space. Two sets of patio doors bring in plenty of natural light and open directly onto the terraces, creating an easy connection between the interior and the outdoor living areas.

The ground floor includes three bedrooms, among them the principal bedroom with dressing room, together with a family bathroom, separate WC and a home office/study area.

Upstairs are two further bedrooms, a shower room with WC and an additional flexible room currently used as a games and exercise space, giving plenty of scope for guests, hobbies or family use.

The house has a warm, individual feel, with locally crafted details including a bespoke staircase. Particular attention was paid during the build to the use of ecological and natural materials, as well as the involvement of local artisans, giving the property a distinctive character and sense of craftsmanship.

Natural light is a strong feature throughout, while underfloor heating in the hallway and main living area, air conditioning upstairs and electric shutters to the Velux windows add everyday comfort.

Outside, the property is particularly well suited to summer living.

The 12 x 6 m swimming pool has its own covered terrace, pool house and summer kitchen, with Quercy stone detailing, creating a separate area for outdoor...