LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47800NK82 Price: 615 000 EUR

agency fees to be paid by the seller

**Beautifully renovated stone property with 2 gîtes, pool, stunning views and exceptional privacy**

EXCLUSIVE







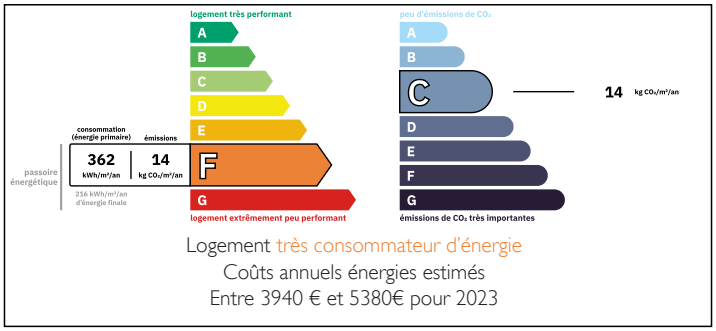








## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3940 € et 5380€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Cazes-Mondenard |
| Department: | Tarn-et-Garonne |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 285 m2 |
| Plot Size: | 12020 m2 |

## IN BRIEF

Set in an exceptionally private location in the Quercy Blanc, Lot, this beautifully renovated property enjoys stunning views, no immediate neighbours and a wonderful sense of peace. Immaculately maintained, the ensemble has been thoughtfully renovated and landscaped, creating a genuine holiday feel from the moment you arrive.

The property comprises a charming stone main house, a beautifully converted barn gîte and a second poolside gîte with covered terrace overlooking the pool. Together, they offer excellent flexibility as a spacious family home, multi-generational property or attractive holiday rental opportunity.

Outside, established gardens, orchard, terraces and a 6m x 12m swimming pool create a fabulous setting for relaxing and entertaining. Tucked away at the end of a long track yet only 9 km from Castelnau-Montratier, this is a rare combination of privacy, quality, views and easy access to local

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2800 EUR** |

## NOTES

## DESCRIPTION

MAIN HOUSE:
GROUND FLOOR:
Kitchen/dining/living room (60 m2) with new, fully fitted kitchen, fireplace with wood-burning stove, old stone sink and doors opening onto the front and side terraces : access to the 3 metre wide covered veranda which runs the length of two sides of the house, and is an ideal 'outside' room for alfresco dining, views
FIRST FLOOR:
Landing/TV room/office (20 m2)
Bedroom 1 (14,7 m2) with Velux window
Bedroom 2 (14,4 m2) with Velux window
Bathroom (7,5 m2) with double wash basin, bath, WC
GARDEN LEVEL:
Landing (14,5 m2) currently laid out as a gym, with exterior door
Bedroom 3 (17,2 m2) with exterior door, dressing (3 m2)
Bathroom (8,5 m2) with wash basin, shower and WC
Utility area (6,75 m2)

GITE 1 (BARN):
Kitchen/dining/living room (27,5 m2) with fitted kitchen, double doors opening to the front terrace
Bedroom (11,5 m2)
Bathroom (6,75 m2) with wash basin, WC, shower and washing machine
Mezzanine (22 m2) to be used as an additional bedroom/storage, aircon

GITE 2 (POOLHOUSE):
Bedroom (23 m2) on the first floor, with sliding doors to covered terrace overlooking the pool, currently used as billiards room, with staircase leading to:
Ground floor:
Living room (31 m2) with sliding doors to poolside terrace, wood burner
Kitchen (7,75 m2) fully fitted with doors to covered side terrace (14 m2)