LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48025LLD82 Price: 225 000 EUR

agency fees to be paid by the seller

Charming stone house with secret garden, pool and countryside views in Arnac, near Saint Antonin Noble Val

EXCLUSIVE















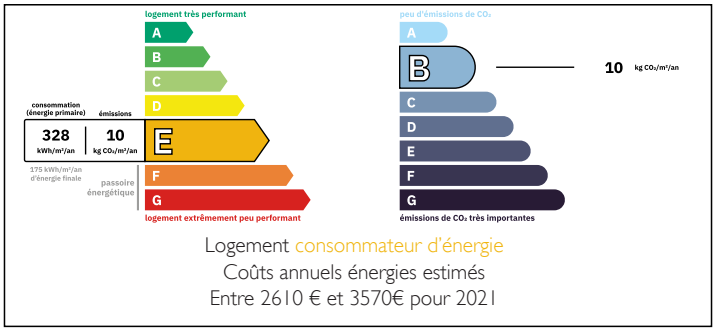
INFORMATION

Town:	Varen
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	154 m2
Plot Size:	327 m2

IN BRIEF

Full of charm, this 154 m² stone house in Arnac, within the commune of Varen, combines welcoming interiors with beautiful countryside views. Currently operated as a small bed and breakfast, it would equally suit family life or make an appealing holiday home to lock up and leave. Arranged over three floors, it offers three spacious bedrooms, three bathrooms, a kitchen, dining room, generous lounge with a wood-burning stove, and a bright office/summer room. Two entrances provide flexibility for receiving guests. Just a few steps opposite the house, the enchanting 327 m² garden feels like a hidden retreat, with mature planting, a swimming pool, relaxing seating area and small outdoor kitchen. Close to Saint-Antonin-Noble-Val, Varen and Verfeil-sur-Seye.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2610 € et 3570€ pour 2021

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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NOTES

DESCRIPTION

With its mellow stone façade, climbing greenery and inviting interiors, this charming house offers a delightful combination of character, comfortable living spaces and an enchanting garden.

The ground floor comprises a large bedroom [17 m²], a kitchen [20 m²] and a bathroom [6 m²], providing a convenient arrangement for everyday living or visiting family and friends.

On the first floor, a separate dining room [17 m²] and spacious lounge [27 m²] offer welcoming places to gather and relax. In the lounge, a wood-burning stove sits within an impressive stone fireplace, while a small balcony enjoys beautiful views over the surrounding countryside. A further bathroom [3 m²] and a bright summer room [11 m²] complete this floor. With its broad windows, the summer room makes an inviting reading space or an office with a view.

The second floor offers two generous bedrooms, currently used for bed and breakfast guests. One bedroom [22 m²] has an en-suite bathroom [2.5 m²], while the other bedroom [27 m²] has a washbasin and uses the bathroom on the first floor.

Just a few steps opposite the house lies the beautiful 327 m² garden. Mature greenery, colourful flowers and sheltered corners give it the atmosphere of a secret garden—a lovely place to retreat with a book or spend a leisurely afternoon. A swimming pool, relaxing seating area and small outdoor kitchen provide everything needed to enjoy summer days and meals outdoors.

Close to Saint-Antonin-Noble-Val, Varen and Verfeil-sur-Seye, this appealing property offers a charming home from...