LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48451SNM82 Price: 485 000 EUR

agency fees to be paid by the seller

Exceptional White Stone Property with Stunning Vistas, Pool and Beautiful Gardens on Edge of Vibrant Village















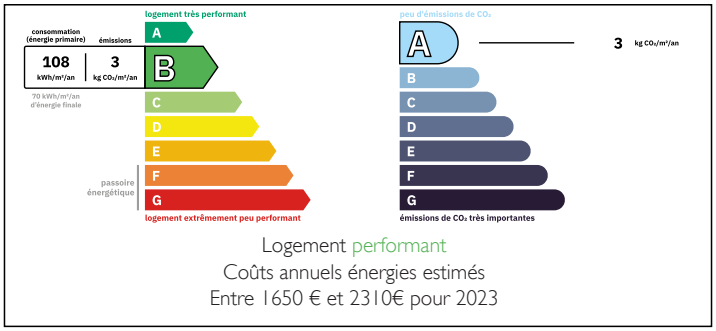
INFORMATION

Town:	Montpezat-de-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	9668 m2

IN BRIEF

A truly special white stone property in an exceptional location, just a two-minute walk from the centre of Montpezat-de-Quercy. Beautifully maintained throughout, this characterful home offers four bedrooms, generous living spaces and a separate studio with shower room and dressing area. Features include exposed stone, beams, travertine flooring, a fully equipped kitchen, air conditioning and a heat pump. Outside, magnificent mature trees, beautifully landscaped gardens, ponds and a 10 x 5m swimming pool surrounded by a large terrace create an outstanding setting, with wonderful views across the grounds and surrounding countryside. With a garage, additional storage, fibre internet and a water softener, this is a rare opportunity to enjoy character, comfort and exceptional outdoor living within walking distance of village amenities. Toulouse-Blagnac Airport is approximately 1 hour 10 minutes away by car.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1650 € et 2310€ pour 2023

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.

Ref: A48451SNM82 Price: 485 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1909 EUR**

NOTES

DESCRIPTION

Ground Floor

This beautiful white stone property combines traditional character with generous living spaces and a wonderful setting.

The spacious salon (35m²) is full of charm, with beautiful exposed stone walls, impressive beams and a wood-burning stove, creating a welcoming space for relaxing and entertaining.

The beautifully appointed and fully equipped kitchen (33m²) offers excellent space for preparing meals and dining, with attractive travertine flooring that continues throughout the ground floor.

A practical utility/wet room (11m²) adds convenience.

The independent studio provides versatile additional accommodation, ideal for visiting family and friends. It includes a bedroom area, a small dressing area, WC, and a shower room, with doors opening directly onto the terrace, allowing easy access to the garden and pool.

Mezzanine Level

The light-filled mezzanine bedroom (16m²) offers a comfortable and versatile space, suitable for family or guests.

First Floor

The first floor offers three further bedrooms, an additional lounge and a family bathroom.

Bedroom 2 (22m²) benefits from doors opening onto the terrace, excellent natural light and impressive ceiling heights of approximately 3.2m.

The family bathroom (12m²) is generously proportioned and includes both a bath and separate