

Two homes, one beautiful country retreat – a characterful estate with a new roof, swimming pool , 3.5 ha land



INFORMATION

Town:	Lafitte
Department:	Tarn-et-Garonne
Bed:	9
Bath:	5
Floor:	500 m2
Plot Size:	35178 m2

IN BRIEF

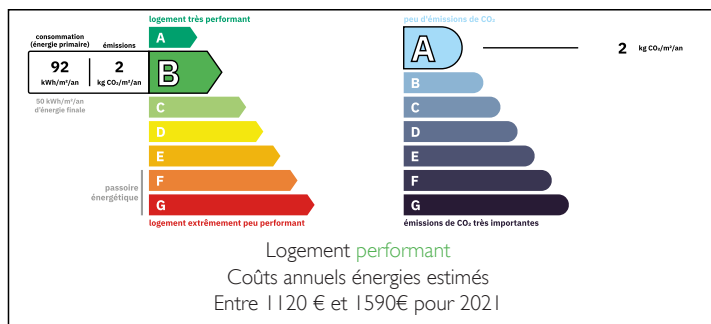
An olive tree-lined approach welcomes you to this characterful country estate, with two adjoining homes offering approximately 500 m² of living space, a swimming pool and 3.5 hectares of gardens, meadows and woodland.

The beautifully converted barn has travertine flooring throughout the ground floor, light-filled open-plan living spaces, a contemporary kitchen, five bedrooms (including two flexible bedroom/offices), three bath/shower rooms, a sauna and a hammam. The traditional farmhouse offers four bedrooms, generous reception rooms, its own kitchen / diner and utility room, and plenty of space for family and guests.

A new roof, inviting terraces and open countryside views add to the appeal. The outside space includes a swimming pool and terraces offering further places to relax and enjoy the weather and surroundings. An



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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: 3473 EUR

NOTES

DESCRIPTION

Set within approximately 3.5 hectares of mature gardens, parkland and woodland, this beautiful country property brings together two very different homes, a swimming pool, terraces and a traditional barn. A short approach lined with olive trees provides a lovely welcome, while the established trees and gardens give the property a peaceful, private atmosphere.

The real attraction is the combination of a beautifully converted barn, offering contemporary country living, and a substantial traditional farmhouse with wonderful potential as an independent gîte. Together, the two houses provide approximately 500 m² of living accommodation and nine bedrooms, allowing owners to enjoy their own home while welcoming holiday guests, friends or extended family.

****THE MAIN HOUSE – CONVERTED BARN (approximately 225 m²)****

The former agricultural barn has been thoughtfully transformed into a spacious, light-filled home where modern design sits comfortably within the original building.

The living accommodation is particularly appealing. Large glazed doors open towards the garden, bringing in natural light and allowing the interior and exterior spaces to connect beautifully. The generous living room is complemented by a separate kitchen and dining area, designed with the help of a specialist German kitchen company. A large panoramic window looks out across the grounds towards the woodland, creating a lovely outlook from the dining table.

The kitchen is both stylish and sociable, with a breakfast bar where family or friends can sit and chat while meals are being prepared. Travertine flooring runs throughout the ground floor, giving the different spaces a pleasing sense of...