

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



5



2



7900m2



220m2



YES



Ref : 91129

€ 697,400

Agency fees included and paid by vendor

Fully renovated Country Home with pool and views

This beautifully restored 18th-century stone farmhouse blends modern comfort with authentic charm. It offers five bedrooms, a spacious living room with a wood-burning stove, and a sleek fitted kitchen with integrated appliances. Large windows and travertine flooring fill the interior with light and elegance. Outside, a cosy covered terrace is perfect for morning coffee, overlooking a lovely, private part of the garden. The heated swimming pool sits separately, enjoying a perfect setting with sun all day. The spacious basement provides excellent storage and houses the new pellet heating system. Modern features include double glazing and a new septic tank based on plant purification, ensuring low maintenance and an eco-friendly operation. Surrounded by panoramic countryside views, this property offers peace and space while keeping essential amenities, shops, and restaurants within easy reach. Completely ready to move into, it's an ideal haven for those seeking charm, comfort, and modern efficiency.

Sewage system – Phyto purification system

Heating – pellet burner and wood burner

Taxe Foncière – 900€ pa

Distance airport – 1hr 10 minutes

Basic amenities – 4 minutes

DPE/GES –

- **Quiet position with lovely views**
- **Heated swimming pool 9m x 4m**
- **Cellars with garden access**
- **Air con units in all bedrooms**
- **Very well presented**

Location: Situated in the Tarn et Garonne, (82) 1hr 10 mins from Toulouse Blagnac International airport and 40 mins to Agen TVG train station with links to Bordeaux and Paris.

Access: No close neighbours and no vis-à-vis. Found off a rural lane with views of the surrounding countryside

Habitable space: 220m²

Ground floor:

- Entrance and living space (45,4m²) – travertine floor, modern wood burner, ceiling fan, open to
- Dining room (17,3) – travertine floor, open to
- Kitchen (10,4m²) – fully fitted, all new white goods, tomette flooring
- Master bedroom (31m²) – fitted wardrobes, stone walls, high ceiling, red tiled floor, French door (possibility of balcony)
- Laundry (8,7m²) – stone wall, door to covered terrace
- Shower room (6m²) – travertine floor, double sink unit, walk-in shower, WC
- Bedroom 2 (17,9m²) – painted wood floor, velux window – space to build shower
- Separate WC

First floor:

- Bedroom 3 (29,4m²) – wood floor, air-con, velux windows
- Landing (10,85m²) – wood floor
- Bedroom 4 (13,9m²) – wood floor, air-con, built in cupboard space
- Bedroom 5 (11,9m²) – Wood floor, air-con, velux window
- Family bathroom (10,4m²) – Bath, sink, WC, window, heated towel rail, wood floor

Exterior:

- Swimming pool 9m x 4m with fiberglass shell, chlorine, heated by solar panels (n pool house), rigid cover, installed in 2021. 12m x 15m surround, needs finished
- Well
- Orchard
- 20m² covered terrace, plus two other terraces
- Garage with pellet burner (43m²)
- Cellars with garden access – three storage areas of 40m², 31,5m² & 16m². Communicates with garage.
- Nearly two acres of garden (7897m²) on a slight slope

Additional info:

- DPE – not yet available
- The whole house has been renovated
- New phyto purification system
- Pellet burner for heating, plus wood burner in the salon, plus air-con units.
- Very well insulated
- Fibre optic available
- Double glazing everywhere
- Low running costs



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website. Non contractual document.

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Maison
Sous Sol

225 m2
93 m2

