

FOR SALE

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LOMAGNE PROPERTIES



3



3



15479m2



155m2



YES



Ref:100760

399,000 €

Agency fees included and paid by vendor

Quiet Country Living with Guest Income Potential

Set halfway along a quiet no-through road, this compact stone house is full of character and enjoys a peaceful setting surrounded by nature, with a very small village present in the background. The house is thoughtfully arranged to offer comfortable, manageable living, centred around a cosy main living space that opens naturally onto a generous terrace. Indoor and outdoor life blend effortlessly, creating an inviting atmosphere for shared meals, relaxed evenings and long summer days with friends and family. Guest accommodation within the house adds valuable flexibility, ideal for welcoming visitors in privacy or for generating additional rental income without compromising the intimacy of the main home. Outside, the garden is easy to enjoy and perfectly suited to outdoor living, with the terrace forming the heart of the property. A large barn completes the picture, offering ample space for storage, creative projects or future possibilities. This is a home for those seeking tranquillity, connection with nature and a lifestyle that balances compact living with generous outdoor spaces.

Sewage system – septic tank

Heating – gas central heating and wood

Taxe Foncière – 1911€ pa

Distance airport – 70 minutes

Basic amenities – walking distance

DPE/GES – D205/C27

- **Heated Swimming pool 9m x 4m**
- **Beautiful setting**
- **Guest accommodation under the same roof**
- **Large barn with workshop**
- **Two covered eating areas**

Location: Department Tarn et Garonne (82), International Airport at 70 mins. Shops and services at 7 minutes in Bourg de Visa.

Access: On a quiet cul-de-sac with one passing neighbour, 50m away.

Interior: Total 155m²

Ground floor

- Living room (28m²) with wood-burning stove. Open to the kitchen/dining room
- Kitchen/dining room (27m²) with tiled floor, fully equipped kitchen with central island and granite worktop
- Bedroom (15m²) with tiled floor and en-suite bathroom
- Bathroom (9m²) with bath, sink and WC

First floor

- Living room (18m²) with fireplace and parquet flooring
- Bedroom (16m²) with two windows and en-suite shower room
- Shower room (6,4 m²) Shower, sink and WC

Second floor

- Bedroom (20 m²) with attic space, parquet flooring, and en-suite shower room
- Shower room (4m²) with shower, sink, and WC
- Laundry room (5,7m²)

Additional Information:

- Well maintained
- First and second floor in use as guest accommodation
- Covered terrace of 27m² – in use as summer kitchen for the guest accommodation, south-east facing
- Two terraces of 40m² & 10m² on different levels, both north-west facing
- Workshop 30m² and cellar 25m² on the ground level of the barn
- First floor of barn with wooden floor 85m² - good for storage or hobbies
- Covered BBQ area of 40m²
- Gas central heating with wood burners
- DPE D205/C27
- Taxe foncière 1911€ pa
- Heated swimming pool 9m x 4m



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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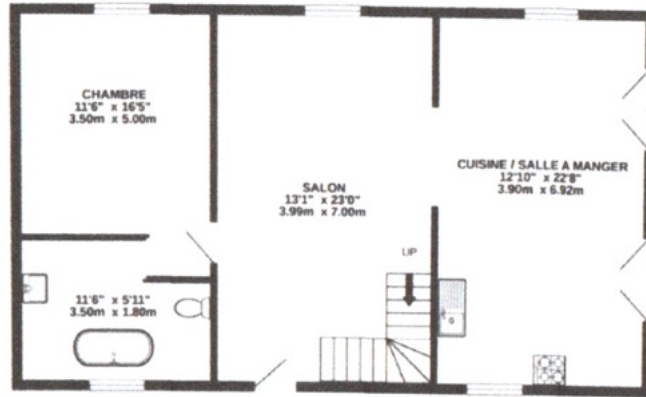
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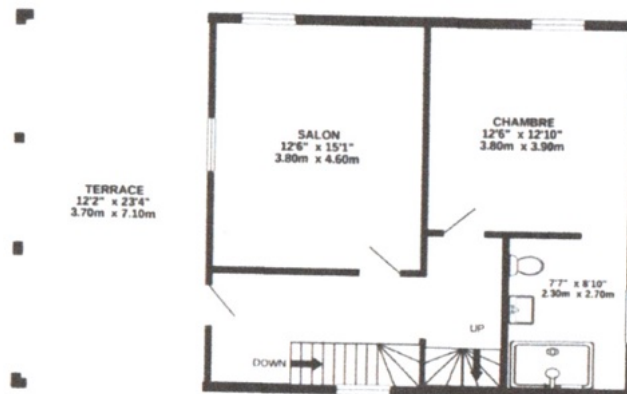


LOMAGNE PROPERTIES

REZ DE CHAUSSEE



1RE ETAGE



2ND FLOOR

