

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



5



2



7800m²



370m²



YES



Ref : 88982

€ 599,000

Agency fees included and paid by vendor

Charming Country Home with Panoramic Views and Barns

This charming, renovated farmhouse is all about space, light, and the most stunning views you can imagine. Set on a peaceful cul-de-sac, it offers total privacy and calm. The heart of the home is a spectacular living room with full-height ceilings and two mezzanines, creating a wonderful sense of openness. The kitchen is vast – perfect for entertaining and sharing long, relaxed meals. There are four bedrooms, including a spacious master suite with a large, relaxing bathroom, plus a second bathroom downstairs. A fifth bedroom could easily be created. A lovely well-maintained two acre garden of mainly grassland, is dotted with mature trees offering shade and charm. The large pool enjoys the same sweeping views found throughout the grounds – simply breathtaking. Several outbuildings offer endless possibilities for hobbies or professional activities. No passing traffic, no neighbours, no cares in the world in this rural idyll.

Sewage system – compliant septic tank

Heating – fuel and wood burner

Taxe Foncière – 2062€ pa

Distance airport – 1hr 10 minutes

Basic amenities – 10 minutes

DPE/GES – C 159/C 22

- **Quiet position with fabulous views**
- **Salt-water swimming pool 12m x 6m**
- **Numerous outbuildings**
- **Very well presented**
- **Energy efficient**

Location: Situated in the Tarn et Garonne, (82) very close to the Gers border, 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 no passing traffic, with views of the local village.

Habitable space: 348m²

Ground floor:

- Entrance hall (25,1m²) – tiled floor
- Salon (57,4m²) – cathedral ceiling, wood burning stove, staircase
- Kitchen (41,4m²) – fully fitted, door to garden, air-con
- Pantry (11,7m²) – access to barn
- Bureau (10m²)
- Bedroom 1 (15m²)
- Bedroom 2 (13m²) – with fitted wardrobe
- Shower room (6m²) – shower, sink, WC, recently refurbished.
- Corridor (12,3m²) – door to pool side of garden, shoe cupboard
- Second salon or bed-sitting room (32,6m²) – tiled floor
- Clean storage area off the pantry (38m²)
- Laundry and boiler room (12,5m²) – accessed from outside

First floor:

- Main bedroom (45m²) – wood floor, beams, velux windows, high ceiling
- En-suite bathroom (26,5m²) – free standing bath with view, shower, sink, WC, heated towel rail, radiator
- Bedroom 4 (22,8m² footprint 12,5m² with required head height)
- Mezzanine 1 open to salon (17,4m²)
- Mezzanine 2 open to salon (22m²) - access to loft/storage area of 80m²

Outbuildings:

- A - Garage (40m²) – for two cars, houses pool equipment
- B - Hangar (92m²) – open on one side
- C - Barn (60m²) attached to a 53m² 'terrace' (barn roof needs attention)
- D - Old summer kitchen (17,25m²) – chimney, electrics and water attached to the old pigsties/wood stores
- E - Barn attached to the house (150m²) – under house roof
- F - Carport (32m²) – for two cars

Exterior:

- Swimming pool 12m x 6m - salt-water - liner
- Covered BBQ terrace with village views
- Covered wood store
- Covered pool terrace (18m²)
- Roof in good condition
- Wood double glazing throughout, except the two downstairs bedrooms
- Two acres of garden, very well maintained

Additional info:

- DPE C 159/C 22
- Fuel central heating plus wood burner in the salon
- Fibre optic available



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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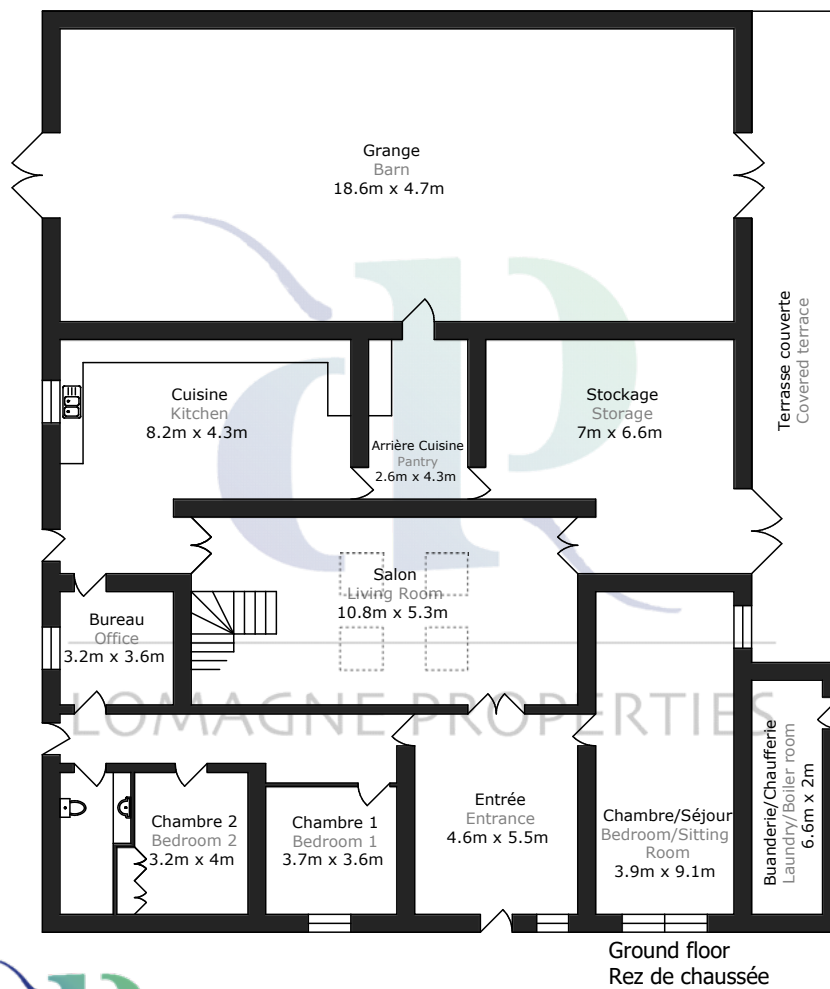


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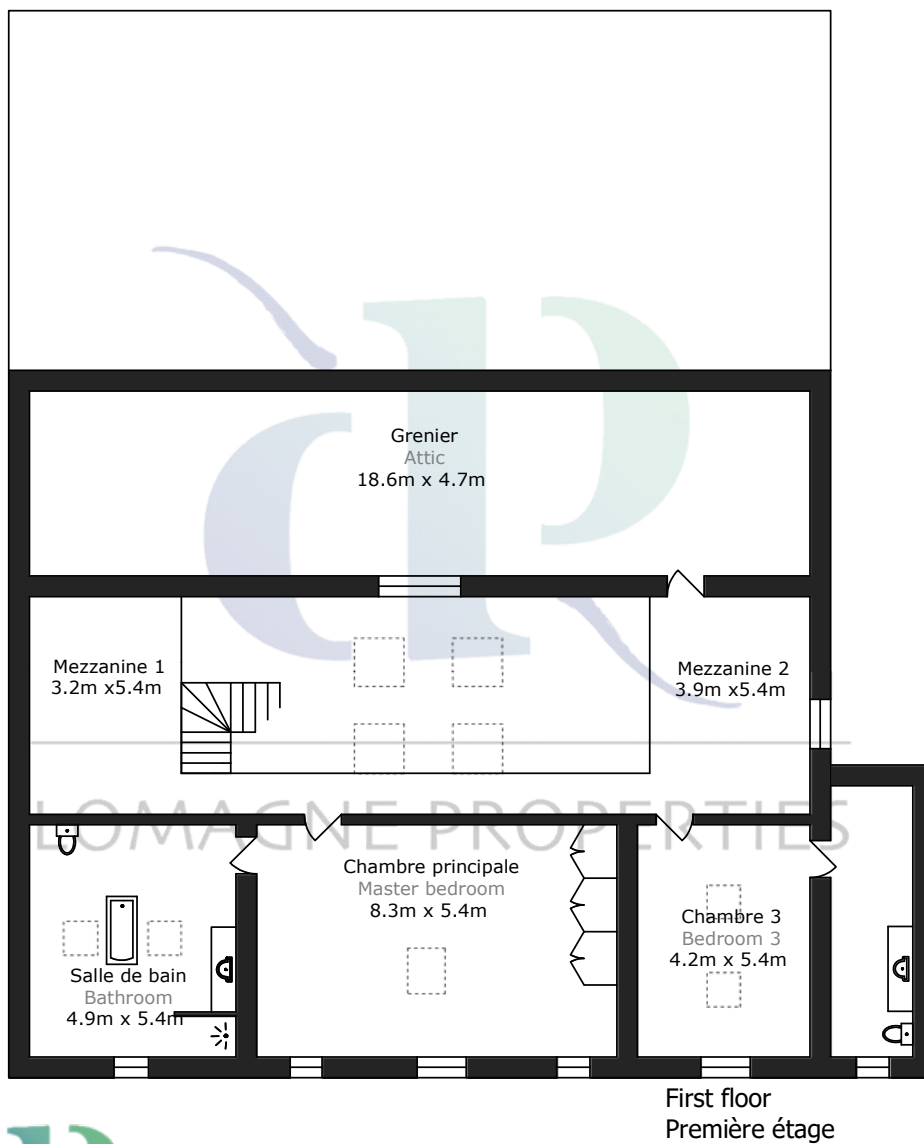
Référence : 88982



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Maisons de caractères

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