

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



4



2



2630 m²



179 m²



NO



Ref: 91987

€ 319,000

Agency fees included and paid by vendor

Village Cottage with Guest accommodation and lovely views

Welcome to this utterly charming home in Lomagne, right on the border of Gers and Tarn-et-Garonne. Here, you'll savour the gentle pace of country life while staying connected to all life's conveniences. Perched on a rocky spur, the house offers sweeping views over rolling hills and green valleys that burst into colour each spring. Inside, the owner has lovingly renovated the spaces, preserving authentic character - think original fireplaces and cosy rooms brimming with Gascon charm. With four bedrooms over the two independent dwellings, it is perfect for welcoming friends and family or launching a holiday rental venture. Outside, a generous plot invites you to relax, garden, and simply soak up the peaceful atmosphere. An additional outbuilding adds exciting potential for further living space or creative projects. And just a short stroll away, discover a majestic château dating back to the 13th century - a true local treasure!

Sewage system - septic tank

Heating - Reversible air-con, wood burner, pellet burner and electric rads

Taxes Foncière - 789€ pa

Distance airport - 70 minutes

Basic amenities - 7 minutes

DPE/GES - D223/B7

- **Lovely views**
- **Character property**
- **Guest accommodation**
- **Attractive village**
- **More habitable space possible**

Location: In the Tarn et Garonne (82) on the border with the Gers, very close Saint Clar (32). Toulouse International Airport at 70 mins and Agen TGV Train station at 45 mins. Shops and services at 7 mins.

Access: Sitting on the edge of a chateau village with no amenities, views over rolling hills of Gascony.

Interior: Total 179 m²

Main house

- Kitchen (26m²) – includes newly fitted kitchen, large chimney with wood burner and original cupboards. Steps leading to;
- Living room (24,4m²) – stone walls, ancient fireplace, steps leading to;
- Bedroom 1 (25m²) – beams, new high-end PVC flooring
- Shower room (6,2m²) - shower, WC, sink and space for the washing machine
- Dressing room/walk-in cupboard (4m²)
- Bedroom 2 (15m²) – glass door to bring in light and views of the countryside.

Second house

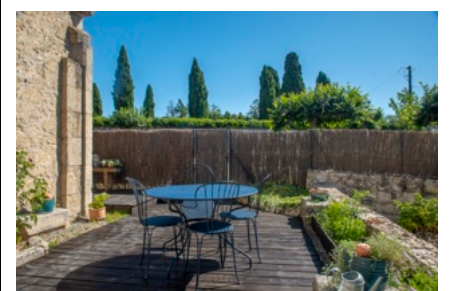
- Kitchen/living room (31,5m²) – newly fitted kitchen, pellet burner, stone walls, side entrance
- Bedroom 1 or sitting room (15m²) – access to new travertine terrace with views
- Shower room (3m²) - shower, WC, sink, in good condition.
- Bedroom 2 (17, 2m²) – door to terrace plus window

Exterior:

- Garage/workshop/storage (22m²)
- Barn in good condition with a new roof. Two rooms of 12m² and 22m². Could be converted to habitable space or used for storage.
- Two terraces – one of 45m², newly done in travertine, one of 32m² in wood, in front of the house.
- Shed for garden furniture etc.
- Gates to access garden so possible to bring cars in. Space to build a carport
- Fruit trees
- Part of the garden is on a separate level accessed by stone steps.
- A 'puisard' or sump, for draining and storing water which is used for the garden.
- Raised beds for herbs and vegetables
- Mainly flat garden

Additional info:

- Tax foncière 789€ pa
- Fiber optic available, connected to internet.
- DPE/GES – D223/B7
- Single glazing
- Reversible air conditioning and wood-burning stove with some electric radiators in the main house, a pellet burner in the second dwelling.
- Recent works include two new kitchens, works to main bedroom, electrical works, new shower room, installation of reversible air-con in the main bedroom, new travertine terrace, new shed., new roof on outbuilding with velux windows
- Both houses have their own entrances

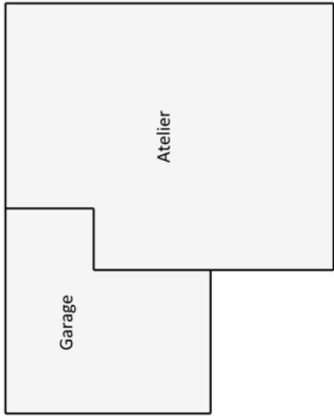


Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed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

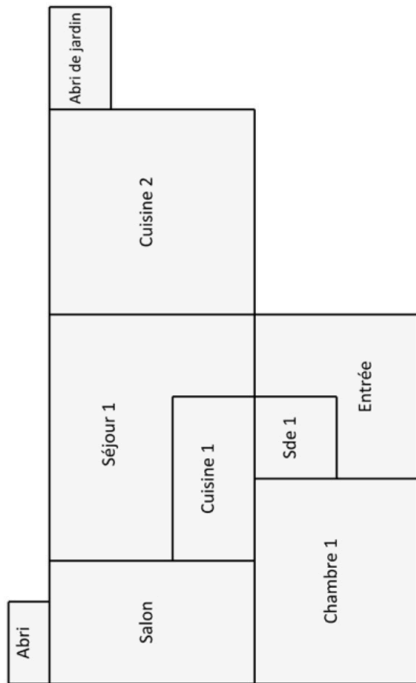
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Rez de chaussée



Etage

