

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



4



2



320 m²



7.4 h



Yes



Ref : 81676

€ 787,500

Agency fees included and paid by vendor

Charming Quercy Estate with Timeless Elegance and Stunning Location

Discover this secluded 17th-century stone property, nestled in 7 hectares of lush fields and woodland. The living spaces, spread across various levels with cosy corners, creates a quirky yet warm ambiance. It is a mix of eras and architectural styles, blending history with unique charm. The house features four bedrooms, perfect for family or guests. Outside a vast barn, saltwater pool, summer kitchen and sunlit terraces enhance the allure. Surrounded by ancient oaks and tranquil countryside, this property invites you to reimagine its potential, blending history, nature, and character in a truly unique setting. A must see as the true beauty of this property reveals itself only once you experience it.

Sewage system – septic tank

Heating – fuel central heating

Taxes Foncière – 2345€ pa

Distance airport – 1hr 10 mins

Basic amenities – 12 minutes

DPE /GES – D 187/D 35

- Timeless Charm
- 7 hectares of meadows and woodland
- Private pool with summer kitchen
- Perfect for car collectors – garages and barns
- Peaceful, private location surrounded by nature including woodland

Location: Located in the department Tarn et Garonne (82).

International Airport at 90 kms and shops and services at 12 mins.

Access: Isolated and calm with a lovely view of the countryside.

Private access and walks from the house.

Interior: Total 320m²

Ground floor:

- Kitchen (28m²)
- Dining area (25m²)
- Veranda (31m²) with kitchen and dining area
- Library (13,7m²)
- Sitting room (41m²) – with a stone fireplace
- Laundry / boiler and storage room (26,6m²)
- WC

First floor:

- Original entrance via boulet/ pigeonier
- Office/ living (28m²)
- Mezzanine library
- Bedroom 1 -with dressing room (29,3m²)
- Shower room and WC (5,7m²)
- Bedroom 2 (19m²)
- Bedroom 3 (17,4m²)
- Shower room and WC (10,8m²)
- Bedroom 4 (18,5m²)
- Sitting room (15,5m²) – covert terrace

Exterior:

- Two wells
- Sewage system: two septic tank systems
- Salt-water swimming pool 11m x 5m with summer kitchen
- Large barn 305m² comprising a 220m² hangar and a garage for two cars and a potential little two level studio of 25m²
- Old bread oven – in use as wood storage
- 24m² workshop for all kinds of creative projects
- 7,5 h (18.5 acres) of land includes prairies and wood
- Equipped with a surveillance system

Additional information:

- Fuel central heating
- Very good condition with lots of character
- Energy label: D 187/D 35
- Fiber optics connected



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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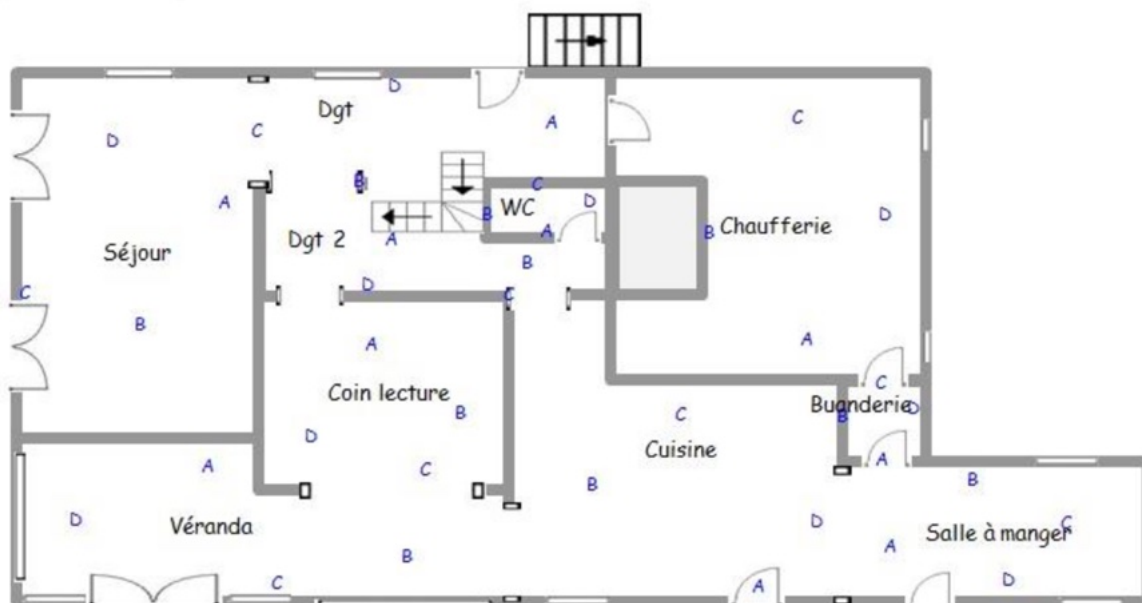
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Croquis : Rdc



Croquis : 1er

