

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



5



2



1000m2



330m2



NO



Ref : 95840

€ 695,000

Agency fees included and paid by vendor

The Art of Living – A Boldly Restored Village Home

In the heart of Castelsagrat, overlooking the village square with its bakery, restaurant, and épicerie, stands this exceptional stone house — a striking fusion of heritage architecture and contemporary design. Every detail has been reimagined with precision: underfloor heating, travertine and oak, bespoke lighting, and curated materials creating effortless sophistication. The open-plan living spaces flow naturally into a private walled garden, ideal for slow mornings or vibrant evenings with music and wine. A turn-key property offering refined style, serene comfort, and a connection to village life just steps away. Perfect for those who value modern design, authenticity, and Southwest France's art de vivre, this is a rare chance to own one of the region's most elegant village homes — a place where history meets creative soul.

Sewage system – mains drains

Heating – heat pump and insert fire

Taxe Foncière - 1544€ annually

Distance airport - 65 minutes

Basic amenities - walking distance

DPE/GES – D188/B6

- **Excellent renovation**
- **Period features galore**
- **In the heart of a lively village**
- **Superb private walled garden**
- **Perfect lock-up-and-leave**

Location: Department Tarn et Garonne (82), Toulouse Blagnac International Airport at 65 mins, Agen for TGV line to Paris at 38 mins, shops and services 1 minute on foot.

Access: On a quiet village road with neighbours, just off the main square. As well as direct access to the garden from the house, it also has separate external access to the back of the property.

Interior: Total 330m2

Ground floor

- Entrance hall (21,8m2) - original wooden staircase and tomette tiles
- First salon (25m2) - dark wood floors, double doors from hallway, integrated speakers
- Second salon (33,25m2) - stone walls, hidden door to street, bar area, hard wood floors, integrated speakers, remote controlled ambient lighting, insert fire.
- Shower room (25m2) double shower with underfloor heating, decorative fireplace, integrated speakers
- Bedroom (32m2) - chevron style parquet flooring, decorative fireplace, door to garden, private WC.
- Kitchen (30m2) three large doors to garden, stone floor, stone wall, underfloor heating
- Guest WC in entrance hall

First floor

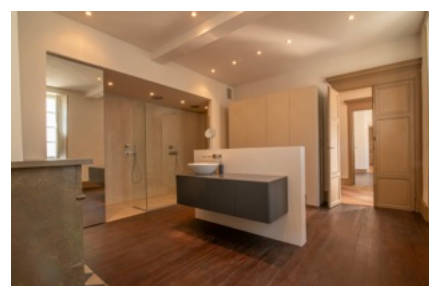
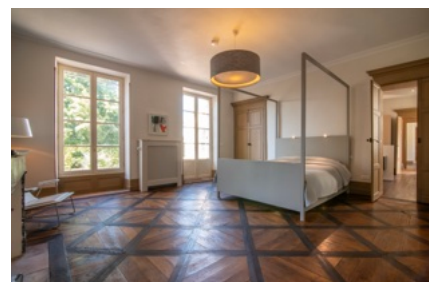
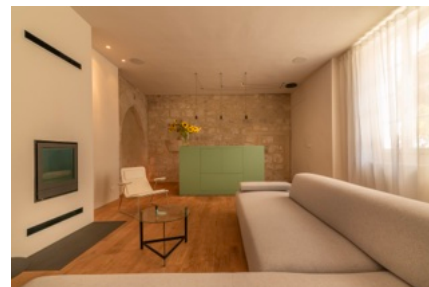
- Bureau (26,3m2) - attached room (10m2) currently a gym
- Bedroom (20,25m2) connects with bureau, has en-suite
- Shower room (3m2) and separate WC (1m2)
- Landing (15m2 approx.) with "Juliet" balcony with original door
- Bedroom (17,2m2) - fitted cupboards, wooden fireplace surround, wood floors
- Corridor (6m2)
- Sitting room/bedroom (30m2)
- Bedroom (24,3m2)
- Corridor (5,3m2)
- Two storerooms of 3m2 & 21,5m2

Exterior

- Private walled garden with raised beds and with lime, palm, olive and walnut trees as well as fruits trees
- Garage (31,4m2) with water and electrics – accessed from the street
- Laundry area (9,1m2), accessed from the garden
- Garden storeroom (10,7m2), accessed from the garden
- Cellar, accessed from the garden
- Additional external access to garden via communal path.
- Wood store
- Shared well with pump, watering system in raised beds, also connected to the mains.

Additional info

- The property has been completely renovated since 2005
- Mains drains
- Taxe foncière 1544€ annually
- Village is listed with Bâtiment de France.
- Smoke detector and carbon monoxide alarm installed in the house
- Mainly double glazed.
- Possible to connect to fibre – already installed at the front of the house.
- Heating supplied by a heat pump with an insert fireplace in the second salon.
- Well insulated through-out
- Roof redone in 2008.
- Space for a pool.
- Possibility to buy another garage/workshop with an EV charging point, a 5-minute walk away.



Commentaires : 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.



0033 (0) 7.60.85.21.76

Maison	333m2
Garage	30 m2
Stockage	20 m2

