

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



9



5



3,5h



500m2



YES



Ref : 89418

€ 695,000

Agency fees included and paid by vendor

Charming Two-Home Estate with Character and Comfort

A dream property in the heart of the Lomagne, offering two beautifully renovated houses that perfectly combine modern comfort and authentic charm. The main house impresses with its sleek, contemporary design, generous light-filled living space and floor-to-ceiling glass doors that invite nature indoors. Energy efficient and meticulously restored, it's ideal for year-round living. The second house exudes character, featuring the region's signature covered terrace – perfect for long summer evenings. A large barn with a new roof, a recently refurbished private pool, and over eight acres of lovingly landscaped gardens complete this rare ensemble. Set in a small village surrounded by paddocks and gentle countryside, this property offers endless possibilities – a family home, guest accommodation or holiday rental – all maintained to an exceptional standard by its devoted owners. A true haven of peace for those seeking space, serenity, and a touch of Gascon charm.

Sewage system – septic tank

Heating – fuel, wood and heat pump

Taxe Foncière - 3473€ pa

Distance airport - 55 minutes

Basic amenities – 10 minutes

DPE/GES main house – B92/A2

DPE/GES second house – E267/E53

- **Two proper houses under one new roof**
- **Perfect rental opportunity**
- **Beautifully presented**
- **Refurbished 13x6m salt-water pool**
- **Barn and land**

LOMAGNE PROPERTIES – Resi Limbeek EIRL - Mandataire Réseau Expertimo - RSAC 529 658 072 Montauban - 0033 (0) 7.60.85.21.76 -

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Location: Department Tarn et Garonne (82), Toulouse Blagnac International Airport at 55 mins, Agen for TGV line to Paris at 55 mins, shops and services 10 mins away.

Access: On a very quiet rural lane with neighbours but not close. Part of a small hamlet.

Interior: Total 500m2

House 1 = 225m2

Ground floor

- Open plan living room (53m2) with large glass doors onto the garden
- Kitchen/dining (30m2) with panoramic window with views across own meadows and Forest, double-glazed sliding doors onto outdoor terrace
- Shower room and WC
- Pantry and Sauna
- Laundry room
- 2 bedrooms/offices (10m2 + 12m2) – possibility to make an ensuite

First floor

- Bedroom 3 (12m2)
- Bedroom 4 (13m2)
- Bathroom (5m2) with bath, sink, WC
- Master suite (40m2) includes bedroom, dressing room and bathroom

- Roof renewed and insulated
- New heating system (heat pump)
- New electrics
- New travertine flooring throughout
- Terrace running length of living space
- Carport for two cars

House 2 = 275m2

Ground floor

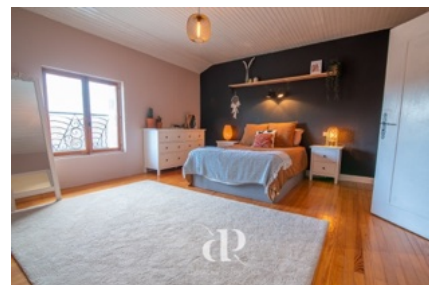
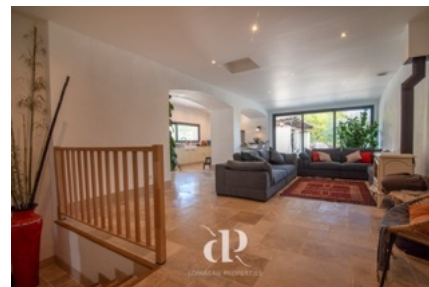
- Hallway (20m2) with terracotta flooring
- Living room (26 m2) with beams, terracotta flooring & wood burner
- Reception room (25m2) with beams, terracotta flooring & wood burner
- Dining room (20m2) with beams, tiled floor & wood burner
- Playroom (14m2) beams and terracotta flooring
- Kitchen (18m2) with access to side terrace, beams, tiled floor
- Utility room (3m2) with access to fenced side garden
- Separate WC

First floor

- Bedroom 1 (17,5m2) wooden floor
- Bedroom 2 (13,8m2) wooden floor
- Bedroom 3 (26m2) wooden floor
- Family bathroom (10m2) shower, double sink, WC
- Landing (23m2) wooden floor
- Bedroom 4 (23m2) with shower room ensuite (6,4m2), wooden floor & mezzanine of 15m2 (approx.)
- Separate WC
- Gated & fenced front covered terrace
- Partial new double glazing and new double-glazed front door
- Garage +/- 50m2

Additional info

- Swimming pool 13m x 6m, totally redone in 2025
- Tobacco barn of approx. 100m2 - used for storing tractor & tools – new roof
- Garage with concrete floor (25m2)
- Fruit trees, well, vegetable garden, olive grove
- Two gated entrances
- Septic tank
- Taxe foncière 2025 - 3473€
- 3.5 hectares (8.6 acres) of gardens, meadows, woods



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.

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