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## Two houses of equal size, under one roof and with 10 acres

Montech , Tarn-et-Garonne , Occitanie



# €695,000

inc. of agency fees

9 Beds    5 Baths    500 sqm    3.5 ha

Country property consisting of a main house and a guest house set in 10 acres of land suitable for animals, 10 minutes from Castelsarrasin in the Tarn et Garonne area (Occitanie).

### At a Glance

<b>Reference</b>	MFH-RLP65479	<b>Near to</b>	Montauban	<b>Price</b>	€695,000
<b>Bed</b>	9	<b>Bath</b>	5	<b>Hab.Space</b>	500 sqm
<b>Land</b>	3.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the serene countryside, this expansive property spans across a sprawling area of 3.5 hectares and features two beautifully designed residences - a primary house and a guesthouse. Located along a quiet and rural road 10 minutes from Castelsarrasin, this property provides a peaceful and secluded haven with unspoiled views and a large swimming pool.

The primary residence boasts of five generously sized bedrooms and has been recently renovated to incorporate modern design elements. The open-plan kitchen, dining, and living area is the highlight of the house and offers direct access to the stunning garden. The renovation has been executed with the latest energy-efficient materials and heating systems, making it a smart and eco-friendly choice.

The guesthouse has four spacious and inviting bedrooms, is equally well-decorated and provides ample space for work, living, and dining. Both houses have their separate entrance and driveways, ensuring privacy and independence.

The lush and large garden is perfect for growing vegetables and accommodating animals. With its impeccable design and serene location, this property is truly a dream come true!

## **The Accommodation in the Main House (225 sq.m)**

### **The ground floor**

- Open plan living 53 sq.m - double glazed door looking on an olive grove
- Kitchen/dining - 30 sq.m - with panoramic window - views across own meadows and forest - double-glazed sliding doors onto outdoor terrace
- Shower room and WC
- Pantry and Sauna
- Laundry room
- 2 bedrooms/reception rooms/office 10 sq.m + 12 sq.m possible to make an ensuite

### **The first floor**

- Bedroom 3 12 sq.m
- Bedroom 4 13 sq.m
- Bathroom 5 sq.m bath washbasin - WC
- Master suite 40 sq.m bedroom - dressing bathroom

## **Additional Information**

- Roof overhauled & de-mossed
- The whole property is insulated
- New heating system (PAC- heat exchange pump)
- New electrical system
- New travertine flooring throughout
- The terrace runs the length of the living space
- Carport for two cars

# The Accommodation in the Second House (275 sq.m)

## The ground floor

- Hallway 20 sq.m terracotta flooring
- Living room 26 sq.m beamed ceiling terracotta flooring log stove
- Reception room 25 sq.m beamed ceiling terracotta flooring log stove
- Dining room 20 sq.m - beamed ceiling tiled flooring log stove
- Playroom 14 sq.m - beamed ceiling terracotta flooring
- Kitchen 18 sq.m - with access to side terrace - beamed ceiling tiled flooring
- Utility room 13 sq.m - log stove access to fenced side garden
- Separate WC

## The first floor

- Bedroom 1 17,5 sq.m wooden floor
- Bedroom 2 13,8 sq.m - wooden floor
- Bedroom 3 26 sq.m - wooden floor
- Family bathroom 10 sq.m shower double washbasin, WC - tiled
- Landing 23 sq.m - wooden floor
- Bedroom 4 23 sq.m - wooden floor
- with a mezzanine of 15sq.m + shower room ensuite (6,4sq.m)
- Separate WC

## Additional Information

- Gated & fenced front covered terrace
- Partial new double glazing and new double-glazed front door
- Garage +/- 50 sq.m

## Outside the Property

- 3.5 hectares of gardens, meadows, woods
- Swimming pool 13 x 6 m needs minor repairs to tiled terrace
- Tobacco barn +/- 100sq.m - used for storing tractor & tools
- Garage with concrete floor 25 sq.m - needs roof repair
- Fruit trees, well, vegetable garden, chicken run, olive grove
- 2 gated entrances
- compliant Septic tank

## The Area and Access

- Set along a quiet rural street, overlooking own land. Part of large hamlet.
- International Airport at 55 min.
- Shops and services at 10 minutes in Castelsarrasin
- Fast TGV train at Agen (50 minutes)

*This property is perfect for two families who wish to live together, or for a hospitality project.*



## Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	5
Price	€695,000

## Key Information

Internal Area:	500 sqm
Land Area:	3.5 ha

### Property Features:

- Two houses under one roof
- Living together separately
- Modern
- with original features
- Tranquil and peaceful
- Perfect for hospitality project

Has a Garden	Yes
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## Location: Occitanie



## Gallery















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