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A renovated farm, a gîte and horses

Tarn-et-Garonne , Occitanie



€470,000

inc. of agency fees

3 Beds 1 Baths 290 sqm 2.87 ha

Located a few minutes south-east of Montauban, on the slopes of Verlhac-Tescou, this charming renovated farm totals approximately 290sqm on a plot of 3 hectares of meadows. You have to leave the departmental...

At a Glance

Reference	MFH-EAT903ET	Near to	Toulouse	Price	€470,000
Bed	3	Bath	1	Hab.Space	290 sqm
Land	2.87 ha	Pool	Yes	Land Tax	N/A

Property Description

Located a few minutes south-east of Montauban, on the slopes of Verlhac-Tescou, this charming renovated farm totals approximately 290sqm on a plot of 3 hectares of meadows. You have to leave the departmental road, then the small municipal road, take a long and charming private path, to access this peaceful and intimate place. Thanks to a very pleasant view of the surrounding hillsides, the disconnection is immediate. The horse boxes are confirmation that we have arrived in a haven of peace for humans, but that it is also a true paradise for animals. In fact, 3 boxes are ready to accommodate equines who will be able to enjoy the 3

hectares of meadows. Inside, the design of this old farmhouse is rather classic, but no less charming. The wide entrance corridor leads on both sides to a first bedroom, the dining kitchen and its pantry, the living/dining room with a view and access to the wooded park. A bathroom, toilet, completes this level. Upstairs, the master suite, seduces with its volume and the originality of its open bathroom... in fact it is possible to take a bath under the stars. The large landing leads to 3 other attic rooms which can easily be used as an office bedroom or a playroom, of your choice. At the back of the building, the old stable has been converted into a gîte. The latter has a very beautiful living room with open kitchen, a bedroom and a bathroom/wc. It also has a private terrace and access to a second covered terrace, or outdoor "dining room". Just a few meters from the house, the discreet swimming pool also offers a unique space and a truly splendid view of the hillsides. This superb property seduces with its environment, its exposure, and its view. Tranquility which elsewhere is a concept, here becomes reality... Only a few minutes from the Tarn et Garonne Prefecture. Ideally located: 20 minutes from the center of Montauban 60 minutes from Toulouse 50 minutes from Toulouse-Blagnac Airport 50 minutes from Albi. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,300 and EUR4,400 Information on the risks to which this property is exposed are available on the GÉORISKS website

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€470,000

Key Information

Internal Area:	290 sqm
Land Area:	2.87 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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