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Quercy stone house with splendid view

Tarn-et-Garonne , Occitanie



€429,000

inc. of agency fees

4 Beds 2 Baths 242 sqm 0.51 ha

Located in a charming village perched on the border of the Lot, this 244m² building built with local materials benefits from an exceptional environment. Modernized by the current owners, this house offers...

At a Glance

Reference	MFH-EAT6653	Near to	Toulouse	Price	€429,000
Bed	4	Bath	2	Hab.Space	242 sqm
Land	0.51 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in a charming village perched on the border of the Lot, this 244m² building built with local materials benefits from an exceptional environment.

Modernized by the current owners, this house offers very nice amenities, such as its kitchen equipped with major brands, its oak library, or its stone fireplace.

An interior designer even helped convert the garden level area into a magnificent 35m² master suite,

equipped with a large dressing room and a bathroom.

In total, four bedrooms, two of which are on the ground floor, with shower rooms and toilets on both levels. A 5000m² park planted with magnificent fruit trees and multicolored bushes contributes to providing a true haven of peace.

As for its 40m² veranda facing South/East, insulated and heated, it promises magnificent moments all year round with its breathtaking view of the Pyrenees.

And the 10m by 4m swimming pool, surrounded by boxwood and English grass, immerses us in a little paradise.

Double advantage, no neighborhood nuisance, while being close to small essential shops, in a typical Quercy blanc village.

ENERGY CLASS E / CLIMATE CLASS E

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros4,280 and euros5,790

Information on the risks to which this property is exposed is available on the G orisks website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€429,000

Key Information

Year Built:	1973
Internal Area:	242 sqm
Land Area:	0.51 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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