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## Cosy country house with a pool and views in Lomagne

Lavit , Tarn-et-Garonne , Occitanie



# €350,000

inc. of agency fees

4 Beds   2 Baths   190 sqm   2147 sqm

Charming renovated farmhouse with views of rolling hills and a garden with a swimming pool ideal for outdoor fun in the Tarn and Garonne, Occitanie.

### At a Glance

<b>Reference</b>	MFH-RLP75467	<b>Near to</b>	Montauban	<b>Price</b>	€350,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	2147 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Tucked away on a peaceful lane, this delightful renovated farmhouse from 1792 is the perfect escape for vacations or permanent living. The gem of this property is its enormous terrace, ideal for soaking up the sun and enjoying the great outdoors. The terrace features a swimming pool and overlooks the picturesque rolling

hills, with a breathtaking view of a nearby château.

Step inside, and you'll find a spacious master bedroom, along with additional sleeping accommodations, perfect for hosting family and guests. The inviting living spaces are bathed in natural light, creating a warm and welcoming atmosphere. The garden provides a serene backdrop for relaxation and tranquillity.

The swimming pool area promises endless enjoyment, while the terrace is perfect for *al fresco* dining and entertaining. And if that's not enough, there's even an outdoor covered room, allowing you to enjoy the outdoors all year round.

## The Accommodation

### The ground floor

- Living room (30 sq.m) Fireplace with wood burner
- Kitchen/ dining room (25 sq.m) – open plan
- Bedroom (20,5 sq.m) – in use as office – access toutdoor
- terrace
- Bathroom (6,2 sq.m)- bath, WC, and wash basin
- Bedroom (15,5 sq.m)
- Laundry room (21 sq.m)
- Workshop (21 sq.m) – French doors

### The first floor

- Bedroom (20 sq.m)
- Master bedroom ensuite (50 sq.m) - including bathroom (13 sq.m) – open plan – reversible air-conditioning
- Attic storage under eaves

## Outside

- Garage/ workshop – (20 sq.m)
  - Covered terrace (22 sq.m)
  - 10 x 5m swimming pool – with rolling hard cover - salt

## Additional Information

- Partly double glazed
- Gas central heating and wood burner in living room



- Energy label - D211/38
- Renovated and insulated roof
- Reversible Airconditioning in the master bedroom
- Tax Foncière: 1100 € annually
- Fiber optic internet is available
- Dating back to 1792

## **The Area and Access**

- Located In the west part of the department Tarn et Garonne (82) close to Lavit
- Shops and services at 10 minutes
- International Airport at 60 minutes (Toulouse)

*A haven of peace, perfect for creating unforgettable memories with loved ones.*

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€350,000

## Key Information

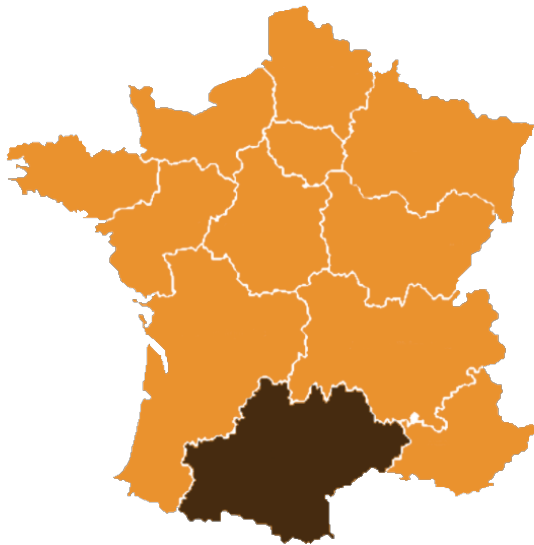
Internal Area:	190 sqm
Land Area:	2147 sqm

### Property Features:

- Splendid views
- Outdoor living year round
- Swimming pool
- Downstairs bedrooms
- Perfect holiday home

Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

## Location: Occitanie





## Gallery















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**C. BAUER – Sunday Times**

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