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## Elegant country estate on the edge of a village

Larrazet , Tarn-et-Garonne , Occitanie



# €675,000

inc. of agency fees

6 Beds   4 Baths   338 sqm   1.76 ha

Elegant property on the edge of a village with spacious rooms, outbuildings with potential, and access to village amenities and walking paths.

### At a Glance

<b>Reference</b>	MFH-RLP76235	<b>Near to</b>	Montauban	<b>Price</b>	€675,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	338 sqm
<b>Land</b>	1.76 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located on the edge of a village with picturesque countryside views, this property is a charming blend of a manor house and a farmhouse. The elegant restoration provides a welcoming space for family or guests, with a 15m long entrance hall leading to spacious rooms featuring high ceilings, garden views, and six bedrooms. The heart of the house is the welcoming kitchen with a large fireplace.

Situated on 1.7 hectares of gardens with an orchard and a fully enclosed swimming pool, this property also includes several outbuildings, such as a lovely pigeonier, offering potential for expansion.

Conveniently within walking distance of a charming village with amenities and walking opportunities, this home is an ideal choice for hospitality projects or as a large family home.

## **The Accommodation**

### **The ground floor**

- Entrance - (38.01 sq.m)
- Living room - (23.43 sq.m)
- Kitchen - (38.32 sq.m)
- Bedroom 1- (22.64 sq.m)
- Bedroom 2- (23.78 sq.m)
- Bedroom 3 - (20.65 sq.m)
- Utility room - (11 sq.m)
- Bathroom / WC - (5.76 sq.m)
- Shower room - (1.47 sq.m)

### **The first floor**

- Study - (4.8 sq.m)
- Living room - (42.86 sq.m)
- Bedroom 4 - (32.92 sq.m)
- Dressing room - (7.85 sq.m)
- Bedroom 5 - (22.81 sq.m)
- Bedroom 6 - (37.2 sq.m)
- Separate WC
- Shower room - (7.59 sq.m)
- Shower room - (3.98 sq.m)

## **Outside**

- BARN - workshop - attached to the house - two levels
- Covered PARKING, earth floor
- Wooden BARN of approx. 170 sqm; - part of which has been
- converted into two additional summer bedrooms and storage
- PIGEONNIER - beautiful historic building with new roof and original
- features – some beams need attention.

- BARN, offering the potential to be converted into an additional 300 sqm; of living or entertainment space.

## **Additional Information**

- Partially double glazed, well insulated
- electric wall mounted radiators
- one outbuilding roof needs attention
- Fenced Swimming pool (10 x 5 m) - chlore
- Fibre optic internet connected
- Tax foncière € 1472 euros / annum
- 2 wells - irrigation for vegetable plot
- Orchard with many different fruit trees
- Landsize: 17602 m<sup>2</sup> – meadow, orchard and garden
- Sewerage connected to village
- Terrace at the rear of the house
- Yoga-deck also used as a terrace

## Environment & Surroundings

Near to Shops? ✓

## And Before You Ask

Heating System:	Electric radiators
Drainage:	Connected to mains town system
Property Tax:	€1472.00

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	4
Price	€675,000

## Key Information

Internal Area:	338 sqm
Land Area:	1.76 ha
Number of Fireplaces:	1

### Property Features:

- Elegant manor house
- Spacious and bright
- On the edge of a small village
- Outbuildings and original “pigeonnier” with potential
- Ideal for receiving guests

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

**Location: Occitanie**





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