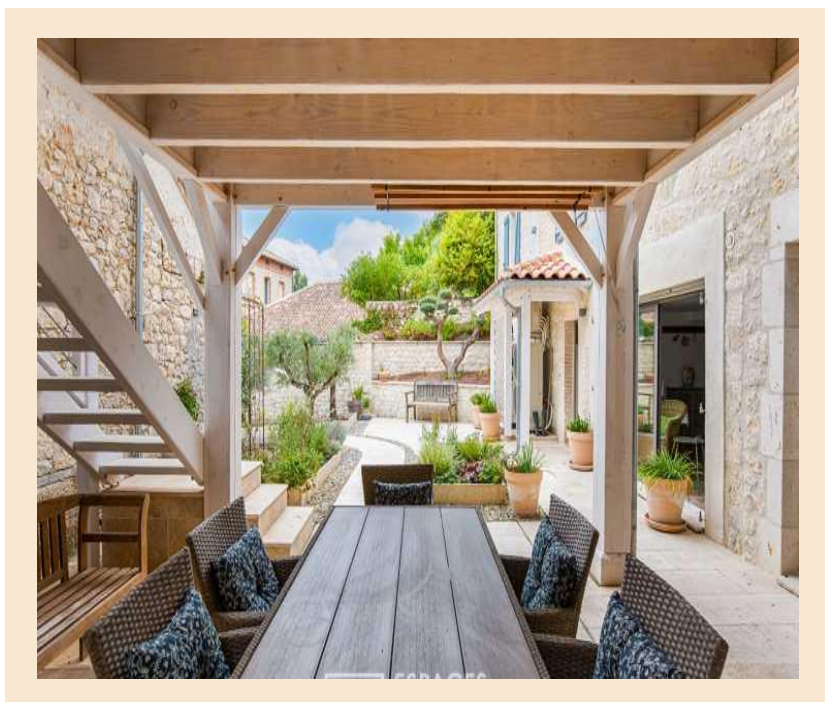


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Old restored inn in a village near Lauzerte

Tarn-et-Garonne , Occitanie



€448,000

inc. of agency fees

4 Beds 1 Baths 203 sqm 0.05 ha

This stone house of approximately 203 sqm, which has benefited from an optimal renovation, combines the charm of the old with incredible energy performance. Located in a village between Lauzerte and Montaignu-de-Quercy,...

At a Glance

Reference	MFH-EAT7542	Near to	Toulouse	Price	€448,000
Bed	4	Bath	1	Hab.Space	203 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

This stone house of approximately 203 sqm, which has benefited from an optimal renovation, combines the charm of the old with incredible energy performance. Located in a village between Lauzerte and Montaignu-de-Quercy, in a magnificent countryside, this former 19th century inn benefits from a calm and peaceful location. The automatic gate opens onto a double garage, which you cross to access the garden, decorated with magnificent olive trees and travertine floors. Two terraces, one on the ground floor, and the other on a

raised pergola, allow you to enjoy the outdoors at any time of the day. The house is spread over two levels, which allows, if desired, to have two independent entrances with separate accommodation. The upper part accommodates a generous kitchen which opens onto a living room, followed by an office which can be used as a bedroom, and several cupboards. Then two bedrooms complete this level, one with shower and toilet, and the master suite with its bathtub, shower, and toilet. The garden level part benefits from a second equipped kitchen, an office that can become a bedroom, a shower room, toilet and laundry room. Another bedroom opening onto the terrace benefits from a sauna. Small bonus, a 120sqm garden with a stream, located in front of the house, completes this set. Air-water heat pump / Air conditioning / Double garage / Water softener / Tilt-and-turn aluminum windows Possibility of making two independent dwellings for gîtes, guest rooms ENERGY CLASS B / CLIMATE CLASS A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,170 and EUR1,630 Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€448,000

Key Information

Internal Area:	203 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Occitanie



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