

[Click to view MFH-RLP78329](#)

## Quality character Bastide property with Pyrenees views

Sarrant , Tarn-et-Garonne , Occitanie



# €788,000

inc. of agency fees

4 Beds   4 Baths   350 sqm   1150 sqm

Character limestone home with stunning views and high-quality finish in a charming village of Tarn et Garonne.

### At a Glance

<b>Reference</b>	MFH-RLP78329	<b>Near to</b>	Montauban	<b>Price</b>	€788,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	350 sqm
<b>Land</b>	1150 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€1450.00

### Property Description

This stunning limestone home offers breathtaking views from every room, providing an exceptional living experience. Situated in a charming village, this property is the perfect place to unwind and appreciate the tranquillity of the surroundings.

The high-quality finish is enhanced by underfloor heating ( on ground floor only) and an open-plan kitchen that seamlessly connects to the spacious living areas, creating a harmonious flow throughout the home. The master bedroom is a luxurious sanctuary, with panoramic views, a dedicated dressing area, and an en-suite bathroom.

With a full guest house, multiple terraces, and no further work needed, this spacious home effortlessly combines comfort and elegance.

## **The Accommodation**

### **The ground floor**

- Entrance hallway (10 sq.m)
- Open Kitchen (21 sq.m)
- Dining and living room (50 sq.m) - fireplace
- Bedrooms ensuite (18 sq.m)
- Bathroom (4,5 sq.m) – shower, WC, washbasin
- Separate WC
- Garage/workshop/laundry space (46 sq.m)

### **The first floor**

- Reception room/ office (22 sq.m)
- Library/tv room (26 sq.m)
- Master Bedroom - (51 sq.m) – including dressing and
- bathroom – bath, double sink, WC, bidet and shower
- Bedroom 3 (27 sq.m – of which 17,5 standing height)
- Bathroom (3 sq.m) with shower, wash basin and WC

### **The Guesthouse (79 sq.m)**

- Open plan – Living - kitchen – fully equipped – with wood
- burner (32 sq.m)
- Mezzanine (8,5 sq.m)
- Downstairs Bedroom (17,5 sq.m) – French doors and
- Bathroom ( sq.m) – douche, WC, wash basin

## **Outside**

- Several terraces- Plot of land of 1150m2 - some plots on the other side of the road-wood reserve- shed for storing fuel- multi-use shed (storage/workshop/office)- Outdoor parking in the village for residents and possibility of parking a car in the indoor garage.-

## • **Additional Information**

- Condition: In excellent condition.
- in the garden, drip irrigation system
- Underfloor heating on ground floor (fuel) in main house.
- Guesthouse heated with electrics.
- Taxe foncière, 1450 euros annual
- Fibre internet available
- Connected to Main sewage

## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	4
Price	€788,000

## Key Information

Internal Area:	350 sqm
Land Area:	1150 sqm
Floor:	2

### Property Features:

- On the Remparts of Bastide village
- High quality renovation
- Pyrenees views
- Separate Guest House
- Several terraces and garden

Has a Garden	Yes
--------------	-----

## Location: Occitanie





# Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates