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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

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

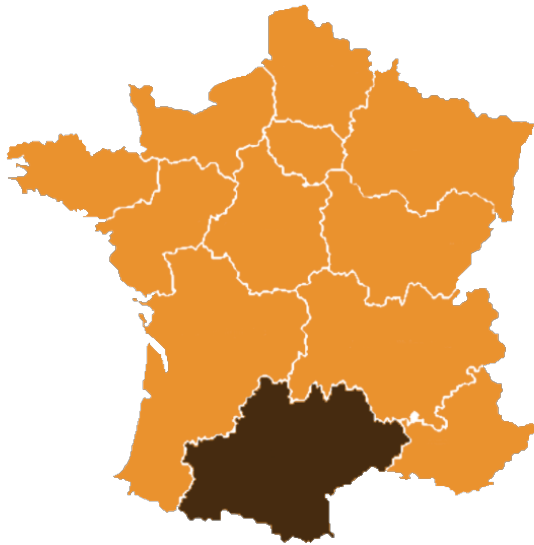
Internal Area:	350 sqm
Land Area:	1150 sqm
Floor:	2

Property Features:

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

Has a Garden	Yes
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Location: Occitanie



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