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## Stone house with separate house to renovate, pool and gardens

Parisot , Tarn-et-Garonne , Occitanie



**€379,500**

inc. of agency fees

4 Beds   4 Baths   216 sqm   4194 sqm

Lovely stone house with a separate house to renovate, a small pool and gardens of approx 1 acre in a quiet setting in Tarn et Garonne, south west France.

### At a Glance

<b>Reference</b>	MFH-RHGS602	<b>Near to</b>	Villefranche-de-Rouergue	<b>Price</b>	€379,500
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	216 sqm
<b>Land</b>	4194 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This is a wonderful opportunity to buy this lovely property located in a small hamlet with views over surrounding fields and just a few neighbours within easy reach of Parisot in Tarn et Garonne, in glorious south west France. It comprises a stone built house under a tiled roof with four ensuite bedrooms, a large

kitchen/living room, study, games room, an adjoining hangar, the original old adjacent cottage ripe for renovation, a grange, gardens, with terrace and small swimming pool. Great potential for B&B or gites by converting the other buildings.

## The Accommodation

### The ground floor

- Porch (8,5m<sup>2</sup>). A light area with triple aspect windows, tiled floor and access to
- Kitchen/dining/Living area (86m<sup>2</sup>) With a tiled floor, exposed beams, air conditioning system and kitchen area with twin sinks, Bosch oven, induction hob, base units and worktops, pull out storage units, extensive work surfaces with tiled splash backs, built in fridge, pull out larder units and steps down to the games room. The rest of this large room is used for entertaining as a dining room and sitting room with an insulated north side wall. Stairs up to first floor.
- Study (15m<sup>2</sup>) With radiator, exposed beams, shelving and tiled floor.
- Games Room (19m<sup>2</sup>). With patio doors leading out onto the rear terrace and radiator (pool table is not included in the sale but could be available by separate negotiation). Door to
- Back Kitchen (13m<sup>2</sup>). With range of fitted units and worktops, twin bowl sink, space for washing machine and tumble drier, range cooker, radiator and door to
- Rear Lobby and boiler area (7,5m<sup>2</sup>) With an oil fired Optima 4000 boiler, adjacent WC with basin, radiator and doors to outside and hangar.

### The first floor

- Timber staircase leads upon to landing and passageway with radiator and doors off to the bedrooms
- Master bedroom (26m<sup>2</sup>) With radiator, exposed beam, large wardrobe cupboard and en-suite shower room with Italian style shower, wash basin and cupboards under, WC and towel rail.
- Bedroom 2 (15,5m<sup>2</sup>). With built-in wardrobe, radiator, beams and en-suite shower room (3m<sup>2</sup>) with corner shower cubicle, basin with cupboards under, WC, partly tiled walls and towel rail.
- Bedroom 3 (11,2m<sup>2</sup>) An irregular shaped room with radiator, exposed beams and en-suite shower room (3m<sup>2</sup>) with corner shower cubicle, basin with cupboards under, WC, partly tiled walls and towel rail.
- Bedroom 4. (15m<sup>2</sup>) With radiator, door through to original cottage and en-suite shower room with large walk in shower cubicle, wash basin, WC and towel rail. Stairs up to Mezzanine level with with skylights, scope to create a small den or TV room. Door through to large insulated loft.

### Outside

- Original Cottage - The original stone built cottage under a slate roof is attached to the main house and needs total refurbishment to turn it back into a three bedroom property. It comprises a kitchen (23m<sup>2</sup>) with fireplace, original evier and tiled floor, door to outside, stairs to first floor with bedroom 3 (20m<sup>2</sup>) with double doors onto original balcony, door to living room (26m<sup>2</sup>) with huge open fireplace, door to

outside, door to bedroom 2 (22m<sup>2</sup>) and stairs lead up to the large attic which could make a fabulous master bedroom with facilities (45m<sup>2</sup> potentially).

- There is a store room/former stable (50m<sup>2</sup>) to the side of the kitchen. External stone steps lead up to the first floor. Two storey stone structure to the side formerly a cave with arched entrance which is attached to the neighbouring property also has potential for renovation.
- Hangar - Located on the other side of the house from the cottage, the open fronted stone built hangar with a tiled roof measures 60m<sup>2</sup> overall and has a concrete floor, door to rear lobby, oil tank for the boiler and a block built workshop with work bench, cupboards and hot water cylinder.
- Stone Barn - Situated opposite the old house and alongside the large stone built well which is working today, there is a further two storey stone built barn under a slate roof which is presently divided up into a number of rooms used for storage. The rooms measure 35m<sup>2</sup> in total with a loft over as well. Great scope for conversion.

***Great potential in a quiet setting with no immediate passing traffic. Don't miss this opportunity!***

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Exposure:	South-west
Year of Renovation:	2008
Condition:	Ready to move in
Heating System:	Reversible heating system
Reason for selling:	Other
Condition of Roof:	Recent
Drainage:	Recent septic tank
Gas Supply:	Gas bottles for cooking

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€379,500

## Key Information

Year Built:	1850
Internal Area:	216 sqm
Land Area:	4194 sqm
Floor:	Two
How many Outbuildings:	3
Number of Fireplaces:	1

### Property Features:

- Four en-suite bedrooms in main house
- Original cottage to renovate
- Separate barn and hangar
- Potential for B&B

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Occitanie**



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