



## Stunning House with River Views



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 475,000

### Posizione

Nazione:	France
Cap:	82700
Pubblicato:	19/11/2024

### Descrizione:

**REDUCED in price** - With a great location by the river we have this SUPERB 18th CENTURY FARMHOUSE With 9 principal rooms and over 330m<sup>2</sup> of living space. Built in the LOMAGNOLE STYLE this property has been RENOVATED WITH TASTE AND QUALITY MATERIALS, plus it has a lovely plot with Shed and two garages of about 150m<sup>2</sup> all set on about THREE HECTARES OF PARKLAND with enclosures for HORSES OR OTHER ANIMALS.

This property has beautiful terraces that help you enjoy the gardens and the views

**GROUND FLOOR:** Fitted and equipped kitchen 28m<sup>2</sup>, Cellar 18m<sup>2</sup>, Living room 36m<sup>2</sup>, Dining room 36m<sup>2</sup>, games room / office 41m<sup>2</sup>, bedroom 1 with en-suite 25m<sup>2</sup>, Dressing room, Shower room with walk in shower 12m<sup>2</sup> plus WC.

**FIRST FLOOR:** 3 vast bedrooms (30m<sup>2</sup>, 24m<sup>2</sup> and 30m<sup>2</sup>) each with its own dressing room, Shower room with walk in shower 13m<sup>2</sup>, WC.

ADDITIONAL 70m<sup>2</sup> loft suitable for conversion

TERRACE and layout of property and outbuilding to use as a BED AND BREAKFAST establishment.



Heating via a heat pump and THERMODYNAMIC WATER HEATER.

NEW SEPTIC TANK UP TO CURRENT STANDARDS

5 minutes from the VILLAGE with shops, 35 minutes from the TOULOUSE AIRPORT OF TOULOUSE, 10 minutes from BLAGNAC AND 10 minutes from MONTAUBAN.

The department of Tarn et Garonne in Midi Pyrenees has many assets, a wonderful climate, cultural heritage, an interesting history, unspoilt nature and welcoming local residents.

Tarn et Garonne is composed of 30+ cantons and 190+ towns and villages all dotted around the rural landscape and in the hills that lead up to the Pyrenees mountains, the snow-covered peaks can be seen in the distance when the weather is good. A charming feature of the area are the historical monuments dating back to the Middle Ages: churches, ramparts, castles, abbeys, and bastides.

Set in the heart of the Gascony region, Tarn et Garonne was traditionally a hat-manufacturing area, you can buy them everywhere still and boaters are still made there, particularly in Sept-fonds which is worth a visit.

Climate is warm but pleasant and property prices are less than some neighbouring coastal departments, great 'second home' region due to the barmy summer weather but also a very popular place for retirees.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Comune

Camere da letto: 4  
Bagni: 2  
Dimensione del lotto: 30200 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.400.324

