



Ref : 8828JMW

### Nice renovated farm with unusual accommodations, nice environment

Area



Habitable : 210 m<sup>2</sup>



Usable : 445 m<sup>2</sup>



Land : 2,5 Ha

750 000 €

**Farmhouse & Mas for sale Tarn et Garonne.** Very nice house in the countryside, typical Tarn et Garonne farm of 120m<sup>2</sup> net living space, 4 bedrooms, very large living room with covered terrace with views over the hilly countryside, fitted and equipped kitchen, wood heating system with stone for a part, oil heating system for another part, wood insert. 4 hut in the trees, spring, above ground swimming pool of 8w4m, large covered terrace. Close to all amenities. Very quiet location, above a valley in a protected area.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 2

Swimming pool : yes  
Garage place : 5  
Parking space : nc  
Outbuildings : yes

Wood  
Adsl

**Advantages :** Unusual | Full nature

#### SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 35 mn



Elementary : Nearby

Middle School : 15 mn

High school : 15 mn



40 mn



35 mn



35 mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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#### Maisons & Chateaux

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## — DESCRIPTION

### Main house

Large open living room : 93m², exposed frame, lime washed walls, composed of :

Open fitted and equipped kitchen : 33.50m²

Dining room : 48m²

Lounge : 9.50m², wood stove

Wc : 2.10m²

Mezzanine with office : 7m²

Bedroom 1 : 18m², wooden floor, views over the valley, access to the covered terrace with gorgeous views.

Shower room : 5m², shower, basin

Terrace : 24m², terra cotta, exposed frame, views over the valley

Lounge : 25m², insert in fire place

Bedroom 2 : 21.50m², wooden floor

Bedroom 3 : 14.50m², solid wooden floor, exposed beams

Bathroom : 9.50m², shower, bathtub, double basin, wc

Laundry : 4.50m²

Guest bedroom access from the outside :

14.50m², basin

Terra floor for all the mains rooms and terraces.

Cellar : 27.50m², oil Chapée boiler providing hot water, water softener

Cellar : 23m²

Large covered terrace on the east side : 43m²

South terrace : 33m²

Barn in process of restoration: 167m² with open space

Technical room for swimming pool : 14m²

Above ground swimming pool : 8x4, chloral system, automatic Ph, liner

Exterior Jacuzzi under a vegetal shed

4 hut in the trees, made of Douglas pine and larch

### Hut 1 :

Shady terrace all around the hut, barbecue area , Jacuzzi

Accommodation for 4 people + 2

Hydro massage shower, basin, wc

Equipped kitchenette

### Hut 2 and 3 :

Double hut on 2 levels, terrace, Jacuzzi

Accommodation for 4 people and 2 children

Hydro massage shower, basin, wc  
Equipped kitchenette

Hut 4 :

Suspended terrace to 89m + vantage point at 14m reachable by a footbridge

Accommodation for 2 people

Balneo bath tub + Chroma therapy, basin, wc

Magical place, out of time

For nature and hike lovers

Are you interested ?



Marie

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