



Ref : 9351CHG

Private charming property with 4 houses and 2 pools

Area



Habitable : 314 m²



Usable : 178 m²



Land : 1,6 Ha

1 043 000 €

Property & Domain for sale Tarn et Garonne. EXCLUSIVE PROPERTY, set in the countryside on beautiful enclosed and private grounds. Renovated estate from the 18th century with plenty of character offering 4 stone houses, 2 pools, with elegant landscaped gardens. These remarkable and charming assets single this property out as the perfect place for a tourism activity such as gites and bed and breakfast activity. 1.64 ha of grounds of which a landscaped garden, vegetable plot, meadows and woods.

IN SUMMARY

Rooms : 11
Bedrooms : 7
Bathrooms : 6

Swimming pool : yes
Garage place : 1
Parking space : 6
Outbuildings : yes



Gas



Adsl

Advantages : Meticulous restoration works | Refined setting and immaculately-kept grounds

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



20 mn



45 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 265,00 kWh/m².an

Estimation des émissions 16,00 kg éqCO₂/m².an



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— DESCRIPTION

House1 : Main house

1st floor :

Entrance via a stone stairway 18 m², leading to a covered stone porch typical of the Quercy region.

Large main room, 35.60 m²

Modern fitted and equipped kitchen area

Very bright room, with 3 windows and glazed main door.

Office/Library 19.51 m²

2 windows, fireplace with Polyflam system, old wood flooring.

Wooden staircase leading to the next floor

Bedroom 1, 16 m²

WC 1.2 m²

Dressing 1.2 m²

Office area also used as a guest room

Bathroom 12.70 m² with a shower, a washbasin and toilet.

Bedroom 13.04 m² with 2 windows and wardrobe

Ground level

Cellar, boiler room 54 m²

Sealed-room gas boiler, GEMIVOX, producing hot water and central heating for the main house, house number 3, the bread oven and the dovecote tower.

Water softening system

Spring water is pumped with pressure booster, and tap water

Outdoor gas tank

Storage room 17 m²

House 2, The barn 130.62 m²

Beautiful renovation

Ground level

Reception and dining room of 29,20 m², glazed arched doorway, high ceiling, solid wood parquet flooring, closed hearth fireplace, additional electric heater supply

Equipped and fitted kitchen 20.39 m²

Gas cooker with 6 rings, double stainless steel sinks, central worktop, electric oven, microwave, refrigerators and freezer

Laundry room 27,60 m²

Double sink, washing machine and tumble dryer, wardrobes, painted cement floor, air conditioned, storage with shelves.

Pool technical room, cement floor

First floor : Accessed via outdoor stone staircase and indoor stairway

Large room awaiting conversion 53.43 m²

Access to all the connections for water, electric and drainage.

Ideal for additional guest rooms

Separate toilet for the pool, under the stone staircase.

Outdoor shower for the pool.

Summer lounge, covered terrace of 53,36 m²

Large open barn with exposed framework

Close to the pool, fireplace, stone tiled, concrete bench

House 3, with dovecote tower and bread oven

Ground level :

Bedroom 1 en suite 21,22 m²

Built-in wardrobe, reconstituted stone floor, air conditioning, central gas heating system,

French bay windows, entrance via wooden glazed door.

Bathroom 5,92 m², swinging delicately worked doors separate the bedroom from the bathroom , wood cabinet with resin washbasin, very stylish.

Separate toilet

Bedroom 2 en suite in the dovecote tower 31.55 m²

On the bottom floor : Living room 12.09 m², stone floor, built-in wardrobe, double French window leading to the garden

Bedroom area 9,77 m² 2 fenêtres, parquet massif

Bathroom on above floor 9,69 m²

Cabinet with washbasin, shower, toilet, solid oak flooring, 2 windows.

Bedroom 3 en suite 29.24 m² in bread oven

Bedroom area 20,06 m² reconstituted stone floor, built in wardrobe with safe, glazed wooden door leading to the garden.

Bathroom 7,98 m² in bread oven,

Belles portes bois massif à clairevoie walk-in shower, washbasin, 2 radiators

Central gas heating, air conditioning

Separate toilet 1,2 m²

House 4 The Gîte

Ground level

Main room with fitted and equipped kitchen 31,65 m² with dishwasher, electric oven, induction cooker, refrigerator with freezer

Stone floor, electric heating and stone fireplace

Bedroom 1 : 15,13m²

Sliding French windows leading to the garden and pool

tiled floor, bathroom with walk-in shower, washbasin, wardrobe, separate toilet

Air conditioning

First floor :

Bedroom 2 : 17,35 m² solid wood flooring,

Bathroom, shiwer, washbasin, separate toilet, Velux skylight.

Covered terrace 20.00 m²

Concrete worktop and sink for outdoor kitchen

Private pool 9 X 3 m

Private closed garden with gate.

The neat trimmed and elegant landscaped garden creates a very refined aesthetic atmosphere, wherever your gaze settles one is quickly spelled.

Before the gates, parking area for 6 cars with carport.

The gîte has it's own parking area.

Pool 12.5 X 5 m

heated by air pump, large beaches.

The property is located behind a beautiful carved door.

The setting, the garden, the meticulous works with quality materials, the great attention to detail via the indoor and outdoor lighting system, the furnishings, all enhance the charm and aestheticism of this property.

The closed grounds create a private, restful sheltered atmosphere in which guests will feel lavishly accommodated.

Drainage system update with standards

2 pools of which one heated

Are you interested ?



Marie

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