



Ref : 9600CHG

Charming property of character with 3 gîtes near a tourist village

Area MONTAIGU DE QUERCY



Habitable : 504 m²



Usable : 660 m²



Land : 3,2 Ha

1 146 000 €

Luxurious residence for sale Tarn et Garonne. Beautiful property of character not far from a tourist village in the north west of the Tarn et Garonne in the heart of Quercy Blanc consisting of a dwelling house on two levels, 3 gîtes, several outbuildings, 3 swimming pools and a tennis court all on 31650 m² of land consisting of woods and meadows with open views. This property has the potential of a commercial activity and easy to exploit. Some refreshment will be needed in some parts. Each gîte has its own private swimming pool with a private garden area so there is no vis a vis. The buildings are in very good condition with period fireplaces, exposed beams and authentic floors. Oil fired heating system in the house

IN SUMMARY

Rooms : 18
Bedrooms : 12
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : 2
Outbuildings : yes



Fuel



Well



Adsl

Advantages : Countryside | Commercial activity

SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 30 mn



30 mn



35 mn



30 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données



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— DESCRIPTION

Dwelling house :

on the garden level overlooking the swimming pool:

Bedroom or office : 35,36 m² with water point

Toilets: 2.57 m².

Cellar 1: 3.94 m².

Cellar 2: 6.14 m².

Ground floor

Entrance : 7,43 m²

Toilets: 2.19 m² with washbasin

Fitted and equipped kitchen: 22.70 m².

Living room: 45.08 m² with open fireplace, wooden floors and exposed beams

First floor :

Stairwell and SAS : 4.67 m².

Bedroom 1 : 14,17 m²

Bedroom 2 : 11,79 m²

Bedroom 3: 13.66 m² with dressing room and a water point.

Bathroom : 9,57 m² , corner bath, basins and shower

Toilets: 1.77 m².

House 2 .

Fitted and equipped kitchen: 11.88 m² terracotta floors

Living room: 36.28 m² with stone fireplace, solid wood floors and stone sink.

Bedroom 1: 12.36 m² with wooden floors

Bedroom 2: 9.60 m².

Bedroom 3: 14.70 m².

Bathroom: 5.67 m² with bathtub, washbasins

Toilets: 1.55 m².

Corridor: 8.56 m².

Garden floor

Bedroom 4: 13.07 m².

Shower room: 5.97 m².

Toilets: 1.82 m².

SAS / Stairwell : 3.25 m²

House 3 :

Fitted kitchen : 25,06 m²

Shower room: 4.56 m².

Bedroom 1: 10.95 m².

Bedroom 2: 25.44 m².

Shower room : 5,45 m² : shower, washbasin, toilet.

House 4:

Kitchen/Living room: 26 m²

Bedroom with shower room: 15 m².

Dovecote on two levels 32 m² convertible into gîte

Pool house: 19.59 m²

Garage with barbecue: 29.61 m².

Stone barn: 47 m² boiler room.

Open garage : 27,52 m².

OUTSIDE

Swimming pool 1: 11 x 5 for the main house

Swimming pool 2 :9 x 4 for house 2

Swimming pool 3: 9 x 4 for house 3 and 4

Pretty park landscaped and shaded area with centenary trees . All in a quiet and hilly environment.

Are you interested ?



Marie

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