



Ref : 9394PJP

## Old charming farmhouse, 2 dwellings and outbuilding

Area



Habitable : 175 m<sup>2</sup>



Usable : 668 m<sup>2</sup>



Land : 16,8 Ha

450 000 €

**Luxurious residence for sale Tarn et Garonne.** Old charming farmhouse located on the hills of Tarn and Garonne in the heart of the Quercy area in the middle of woods and meadows with a capacity of 16.8ha. Beautiful stone house with pigeonier of 175 m<sup>2</sup> habitable area fully restored, a guest house of 55 m<sup>2</sup> and a superb barn of 132m<sup>2</sup> with offering the possibility to convert in gîtes or guest rooms. All roofs are in excellent condition. A beautiful garden, all around the buildings, with flowered and well-kept flowerbeds, and the possibility of setting up a swimming pool. Enclosed vegetable garden equipped with a small greenhouse, which is fed by a spring.

### IN SUMMARY

Rooms : 8  
Bedrooms : 3  
Bathrooms : 2

Swimming pool : no  
Garage place : 2  
Parking space : 2  
Outbuildings : yes



Gas and wood



Adsl

**Advantages :** Countryside | Nice views

### SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 25 mn



25 mn



30 mn



40 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 164,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 44,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

Main house on two levels, heated with boiler Viessmann condensation propane gas.  
Wooden joineries single glazing. Terracotta and wood floors

Ground floor :

Entrance with solid wood staircase: 12 m<sup>2</sup> . Terracotta floors

Vestibule: 12 m<sup>2</sup>

WC: 2 m<sup>2</sup> with hand wash

Bathroom: 6 m<sup>2</sup> . shower, bathtub, basin.

Bedroom: 10 m<sup>2</sup> terracotta floors.

Living room: 20 m<sup>2</sup> with open fireplace

Dining room: 15 m<sup>2</sup>

Kitchen: 10 m<sup>2</sup> furnished and equipped

Laundry room: 4,8 m<sup>2</sup>

Cellar: 3,2 m<sup>2</sup>

Cellar: 28 m<sup>2</sup>

Boiler room: 10 m<sup>2</sup>

First floor :

Landing : 12 m<sup>2</sup> wooden floor

Library/ office: 20 m<sup>2</sup>

Large living room: 36 m<sup>2</sup> wooden floor and beautiful decoration

Bedroom 2: 10 m<sup>2</sup> with dressing room

Bedroom 3: 16 m<sup>2</sup> with dressing room, bathroom WC and sink

Guest house or cottage:

Living room: 25 m<sup>2</sup>

Fitted kitchen: 7,5 m<sup>2</sup>

Bathroom: 5,4 m<sup>2</sup>

Mezzanine: 13 m<sup>2</sup>

Storage area: 7,5 m<sup>2</sup>

Boiler room: 4 m<sup>2</sup>

Outbuildings:

Stake: 15 m<sup>2</sup>

Stone barn with porch: 312 m<sup>2</sup>.

Part of the land has walnut trees and cherry trees free from property taxes, the rest is wood and copses.

Are you interested ?



Marie

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