



Ref : 9463CCV

Charming stone village house located in Tarn and Garonne

Area MONTAIGU DE QUERCY



Habitable : 310 m²



Usable : 610 m²



Land : 2 659 m²

650 000 €

Luxurious residence for sale Tarn et Garonne. Charming village stone house completely renovated on 3 levels, located in the Quercy Blanc in the north west of Tarn and Garonne. This property comprises a tea room, an art gallery, a loft, two cottages, a garage and an infinity heated swimming pool. Great views. It provides an income with a commercial activity and allows to reside on site. This building is in very good condition, the combination of stone, metal and wood used for renovation gives it a lot of charm. The wooden joinery is double glazed, the heating system is foil supplying under floor heating, roofs and walls are insulated.

IN SUMMARY

Rooms : 10
Bedrooms : 3
Bathrooms : 3

Swimming pool : yes
Garage place : 2
Parking space : 1
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Touristic village | Nice views

SERVICES



1st Shops : 3 mn



All shops : 8 mn



Health : 30 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 30 mn



30 mn



35 mn



30 mn



90 mn

ENERGY INFORMATION

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

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

A B C D E F G

A B C D E F G



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

— DESCRIPTION

Ground floor:

Tea room equipped with an extra kitchen: 88 sqm with outdoor terrace.

Art gallery or artist workshop: 49,50 spm

WC with hand wash: suitable for reduced mobility 3,60 spm

WC with hand wash: adapted to reduced mobility; 3.60 spm

Office: 4 spm

Basement : cellar built in the rock

Staircase with stone staircase: 5,50 spm

First floor 1: Loft

Landing : 8 spm

Fully equipped kitchen: 31,50 spm with quality appliances

Pantry : 6,82 spm

Living room: 78 spm with central fireplace

SAS: 5,25 spm

Toilets: 5,20 spm with hand wash

Laundry: 5,44 spm

Bathroom: 11.84 spm: bathtub, shower, double vanity

Dressing area: 10,64 spm

Master bedroom: 11,10 spm.

Second floor :

Pallier: 8 spm

Large reception room: 105,70 spm

Apartment 1:

SAS: 3 spm

WC: 1 spm

Kitchen/ Living room: 26 spm

Mezzanine: bedroom in suite: 9,36 spm

Bathroom: 3,96 spm

Apartment 2:

SAS: 3 spm

WC: 1 spm

Kitchen Living room: 30 spm

Mezzanine with bedroom in suite: 9 spm

Bathroom: 5,22 spm

Outbuildings:

Stone bridge from the loft to the covered terrace

Covered terrace: 40,75 m²

Garage: 40,75 m²

Bike garage: 15,40 m²

Pool area: 7,50 m²

Heated infinity pool with stunning views

Terraces in front of the tea room

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com