



Ref : 9543PJP

## Charming character property with 16th century tower in Quercy Blanc

Area



Habitable : 419 m<sup>2</sup>



Usable : 217 m<sup>2</sup>



Land : 3,8 Ha

479 000 €

**Luxurious residence for sale Tarn et Garonne.** Charming property of character in the heart of the Quercy Blanc region in the north-west of the Tarn et Garonne comprising a bourgeois house with its 16th century tower, a stone barn and a garage for two cars in the middle of 3.7ha of meadows and woods at the exit of a hamlet without vis-à-vis and five minutes from shops and services. This beautiful house is authentic, bright and pleasant to live in. It will need to be refreshed and the sanitation brought up to standard. The building is on one level with terracotta floors, exposed beams, high ceilings, single glazed wooden joinery and oil fired heating in all rooms.

### IN SUMMARY

Rooms : 9  
Bedrooms : 5  
Bathrooms : 5

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



Gas and wood



Adsl

**Advantages :** Countryside not isolated | Character house

### SERVICES



1st Shops : 6 mn



All shops : 6 mn



Health : 35 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 35 mn



35 mn



45 mn



40 mn



75 mn

### ENERGY INFORMATION

Consommation conventionnelle 94,00 kWh/m<sup>2</sup>.an

Estimation des émissions 25,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## DESCRIPTION

Main house:

Entrance / Corridor : 18 m<sup>2</sup>

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

Dining room : 19 m<sup>2</sup>

Living room : 40 m<sup>2</sup>, with stone fireplace

Corridor : 23 m<sup>2</sup>, with private courtyard

WC : 2 m<sup>2</sup>, toilets, washbasin

Bedroom 1: 11 m<sup>2</sup>, with 3 m<sup>2</sup> en-suite bathroom, bath, washbasin

Bedroom 2: 11 m<sup>2</sup>, with en suite shower room of 2.26 m<sup>2</sup>, shower, washbasin

Bedroom 3: 15 m<sup>2</sup>, dressing room 3 m<sup>2</sup>, with en suite bathroom of 7m<sup>2</sup>, bath, washbasin, WC

Office : 6 m<sup>2</sup>

Bedroom 4: 9 m<sup>2</sup> with en suite shower room of 2.3 m<sup>2</sup>, shower, washbasin

Garden level:

Music room / bedroom: 18 m<sup>2</sup>

Cellar 1 : 18 m<sup>2</sup>

Cellar 2: 17 m<sup>2</sup>

Dependencies :

Pigeon loft :

Bedroom 5 : 12m<sup>2</sup>

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

Garage : 45 m<sup>2</sup>, space for 2 cars

Boiler room : 11,93 m<sup>2</sup>, gas heating system

Barn : 150 m<sup>2</sup>

Swimming pool: 11 x 5

Well

Are you interested ?



Marie

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