



Ref : 9600CHG

### Charming property of character with 3 gîtes near a tourist village

Area MONTAIGU DE QUERCY



Habitable : 504 m<sup>2</sup>



Usable : 660 m<sup>2</sup>



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 m<sup>2</sup> 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/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données



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## — DESCRIPTION

Dwelling house :

on the garden level overlooking the swimming pool:

Bedroom or office : 35,36 m<sup>2</sup> with water point

Toilets: 2.57 m<sup>2</sup>.

Cellar 1: 3.94 m<sup>2</sup>.

Cellar 2: 6.14 m<sup>2</sup>.

Ground floor

Entrance : 7,43 m<sup>2</sup>

Toilets: 2.19 m<sup>2</sup> with washbasin

Fitted and equipped kitchen: 22.70 m<sup>2</sup>.

Living room: 45.08 m<sup>2</sup> with open fireplace, wooden floors and exposed beams

First floor :

Stairwell and SAS : 4.67 m<sup>2</sup>.

Bedroom 1 : 14,17 m<sup>2</sup>

Bedroom 2 : 11,79 m<sup>2</sup>

Bedroom 3: 13.66 m<sup>2</sup> with dressing room and a water point.

Bathroom : 9,57 m<sup>2</sup> , corner bath, basins and shower

Toilets: 1.77 m<sup>2</sup>.

House 2 .

Fitted and equipped kitchen: 11.88 m<sup>2</sup> terracotta floors

Living room: 36.28 m<sup>2</sup> with stone fireplace, solid wood floors and stone sink.

Bedroom 1: 12.36 m<sup>2</sup> with wooden floors

Bedroom 2: 9.60 m<sup>2</sup>.

Bedroom 3: 14.70 m<sup>2</sup>.

Bathroom: 5.67 m<sup>2</sup> with bathtub, washbasins

Toilets: 1.55 m<sup>2</sup>.

Corridor: 8.56 m<sup>2</sup>.

Garden floor

Bedroom 4: 13.07 m<sup>2</sup>.

Shower room: 5.97 m<sup>2</sup>.

Toilets: 1.82 m<sup>2</sup>.

SAS / Stairwell : 3.25 m<sup>2</sup>

House 3 :

Fitted kitchen : 25,06 m<sup>2</sup>

Shower room: 4.56 m<sup>2</sup>.

Bedroom 1: 10.95 m<sup>2</sup>.

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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