

Beautifully renovated spacious 5 bedroom stone house in a wonderful location with pool and enchanting gardens



## INFORMATION

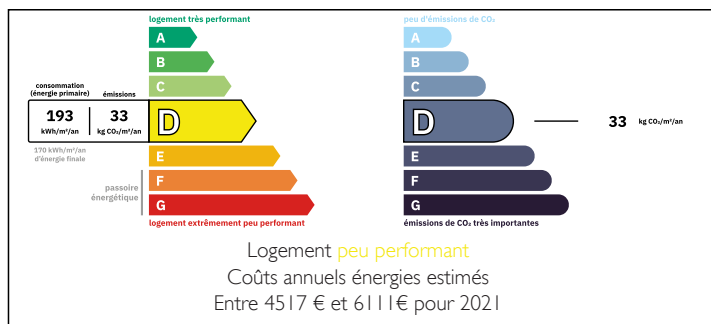
|             |          |
|-------------|----------|
| Town:       | Donnazac |
| Department: | Tarn     |
| Bed:        | 5        |
| Bath:       | 3        |
| Floor:      | 225 m2   |
| Plot Size:  | 2473 m2  |

## IN BRIEF

Located in a beautiful white stone village near the vineyards of Gaillac, this fully renovated attractive stone house offers classic elegance and modern comfort, set on 2473m<sup>2</sup> of land. The ground floor features a spacious salon with exposed beams and a pellet burner, a fully equipped kitchen, and a charming dining room with garden views. A versatile room can serve as an additional bedroom or study. Upstairs, enjoy a bright living area and a large bedroom with a private balcony and stunning views. The second floor has three cozy but large bedrooms and a shared shower room. Outside, the walled garden, terraced pool with beautiful rural views, summer house, and separate 165m<sup>2</sup> plot for a vegetable garden make this property a perfect retreat. With gas central heating, a pellet burner, and a functioning well, this 5-bedroom, 3-bathroom home...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 630 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Ground Floor

The Salon (32m<sup>2</sup>) is a spacious room with exposed beams, a pellet burner, chimney, and wooden flooring. It enjoys lovely views of the front garden. Adjacent, the Kitchen (25m<sup>2</sup>) is fully equipped with a double sink, tasteful cabinetry, an American-style fridge, oven, and gas hob. Stable doors open to the front of the property. The Dining Room (16m<sup>2</sup>), with exposed beams and double windows, offers garden views. A WC/Utility Room (7m<sup>2</sup>) is also located on this floor, and a corridor leads to a Second Dining Room/Bedroom/Study (20m<sup>2</sup>) with exposed beams, a stone alcove, garden views, and access to the terrace.

### First Floor

An attractive wooden staircase leads to the Living Area (34m<sup>2</sup>) with exposed beams and views over the front garden. The Bedroom (37m<sup>2</sup>) has high ceilings, exposed beams, and a small balcony offering beautiful views. The Ensuite Bathroom (6m<sup>2</sup>) offers privacy and convenience, while the Study/Dressing Room (5m<sup>2</sup>) provides additional versatility.

### Second Floor

The second floor features two charming bedrooms: a Bedroom (15m<sup>2</sup>) with stunning, large beams and a Bedroom (13m<sup>2</sup>). Both share a Shower Room (6m<sup>2</sup>).

### Outdoor Features

Outside, a Separate Plot (165m<sup>2</sup>) provides space for a vegetable garden. The Walled Garden and terrace area are laid to lawn with shrubs and flowers. A stone doorway leads to a further garden area with mature shrubs and trees, offering privacy and serenity. The Summer House and Summer Kitchen (32m<sup>2</sup>) are ideal for outdoor dining, while the Single Garage provides additional storage. The Terraced Pool Area includes a Pool...