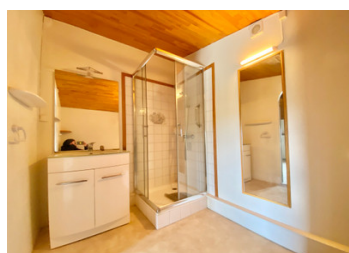
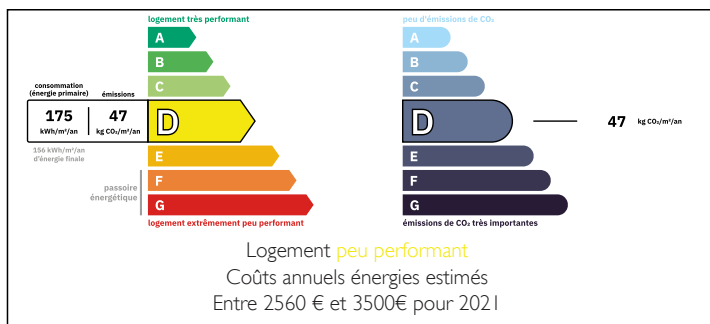


Stunning character home in a prime location with land, pool, and gorgeous views of Monclar de Quercy



## ENERGY - DPE



## INFORMATION

Town:	Montdurausse
Department:	Tarn
Bed:	3
Bath:	2
Floor:	191 m2
Plot Size:	23811 m2

## IN BRIEF

**FANTASTIC LOCATION! HUGE POTENTIAL**  
Lovely traditional house set on over 20,000m² of mature gardens and woodland, offering complete privacy. Accessed via a 300m track, the property includes a private swimming pool with a sun terrace and pool house, just 5 minutes' drive from Monclar's picturesque lakes and leisure base.

Inside, the home features three spacious bedrooms (with the potential for a fourth on the ground floor), an office, a bright living room with garden views, a dining room with a log burner, a fully equipped kitchen with a central island, a utility room, two bathrooms, and a large attic space.

Outside, you'll find a large workshop, two log stores, and a barn/garage. The beautiful garden wraps around the house, offering delightful views from every window.

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: 1039 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

CHARMING FAMILY OR HOLIDAY HOME WITH BEAUTIFUL GARDENS AND PRIVACY

This beautiful traditional home, offering nearly 200m<sup>2</sup> of habitable space, is set within 23,800m<sup>2</sup> of mature gardens and woodland, ensuring total privacy while being conveniently located just 5km from Monclar-de-Quercy. With excellent transport links, this property is ideal for both family living and as a holiday retreat.

### GROUND FLOOR

Entrance Hall: Welcoming with doors leading to various rooms.

Dining Room (30m<sup>2</sup>): Spacious, with two sets of double windows opening onto the garden, a fireplace with a traditional and attractive wood-burning stove.

Kitchen (20m<sup>2</sup>): Fully equipped with an oven, hob, extractor, and central island. The wooden kitchen units are in excellent condition.

Utility Room (24m<sup>2</sup>): A large, practical space, or back kitchen, with access to the garden.

Bathroom (12m<sup>2</sup>): Modern with a walk-in shower, bath, basin, and vanity unit.

Living Room (31m<sup>2</sup>): Bright, spacious room with beams, original features, and two sets of double windows opening onto the garden. Accessed through double French doors.

Library (25m<sup>2</sup>) (or Office): A charming space with garden views, a fireplace, and a wood-burning stove. The property benefits from oil-fired heating throughout.

### FIRST FLOOR

Bedroom 1 (20m<sup>2</sup>): Spacious room with an ensuite shower room and a small dressing area. Access to a large attic via two stairs.

Bedroom 2 (21m<sup>2</sup>): Bright room with two sets of windows overlooking the garden, wooden ceiling, and a handbasin.

Bedroom 3 (20m<sup>2</sup>): Another good-sized room with a handbasin and mirror.