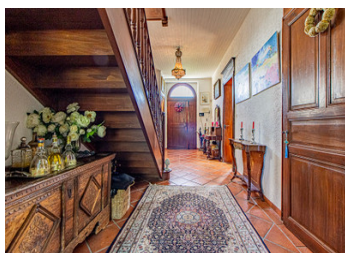


5-bedroom manor, beautifully renovated, with pool, 2-bed guesthouse, car collector's garage, 14 hectares



## INFORMATION

Town:	Cazes-Mondenard
Department:	Tarn-et-Garonne
Bed:	7
Bath:	4
Floor:	330 m2
Plot Size:	143000 m2



## IN BRIEF

Absolutely beautiful property situated in 14 hectares of gardens, pasture, and woodland. The house has been renovated in a classic style to the highest standard. All the rooms are a very good size, there's a lovely modern top of the range kitchen, and superb salon and dining rooms. A large covered glass balcony overlooks the swimming pool and terrace area with beautiful views over the surrounding countryside.

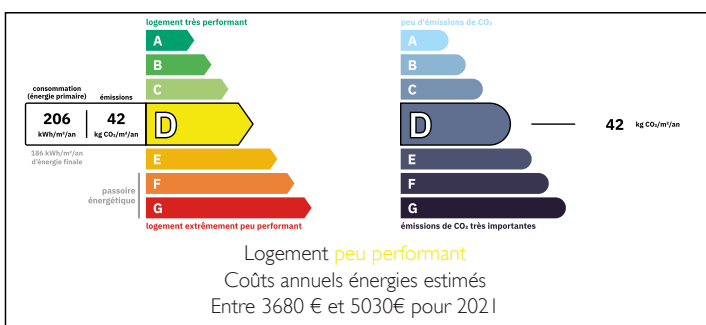
The 5 bedrooms all have garden views and plenty of storage space.

The entire property including roofs and frameworks is in excellent condition. All bathrooms and shower rooms are bright and modern.

The heated swimming pool is surrounded by a large sun terrace, shower, and a summer living space and kitchen.

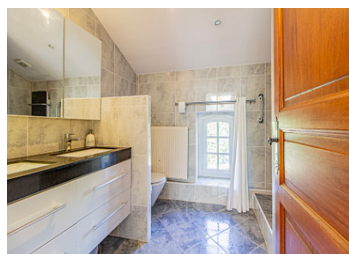
The gardens around the house are landscaped with established shrubs and trees and lawned areas. A large 2-bedroom...

## 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: 3300 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### HOUSE

#### GROUND FLOOR:

Large HALLWAY (11 x 3m) with office area

SALON (5.5 x 5.75m) with fireplace, wood burning stove, and original beams. The three large double windows bring lots of light into this lovely room.

DINING ROOM (5.6 x 5.2m) Another light room accessed from the salon through an archway with doors opening onto the indoor balcony

BALCONY (2.75 x 7.5m) Lovely space with wonderful views

WC separate WC and hand basin

BEDROOM 1 (3.65 x 5.3m) with ensuite bathroom. Large 3/4 length windows allow plenty of light and garden views

KITCHEN (5.6 x 4.5m) beautifully appointed with double gas range, wood burning stove, cream units and cabinets, large stainless steel sink, plenty of work surfaces, brick fireplace, tiled floor with 2 large windows overlooking the garden.

### FIRST FLOOR

LARGE LANDING leading to:

BEDROOM 2 (5.2 x 6.2m) Lovely big room with beams, built in wardrobes, large windows, and shower room.

BEDROOM 3 (5.3 x 5.5m) with ceiling beams, 2 large windows with garden views, built in wardrobe.

BEDROOM 4 (5.4 x 5.2m) Large double windows with pool and countryside views, built in wardrobes

BATHROOM with Jacuzzi bath and WC

BEDROOM 5 (5.4 x 4m) Lovely light room currently used as an art studio with triple wardrobe, 3 large windows overlooking the garden

### BASEMENT LEVEL

Air to air HEATED SWIMMING POOL (12 x 6m) surrounded by large private sun terrace. Outside shower.

Access to SUMMER LIVING SPACE and SUMMER KITCHEN

WC.

WINE CELLAR