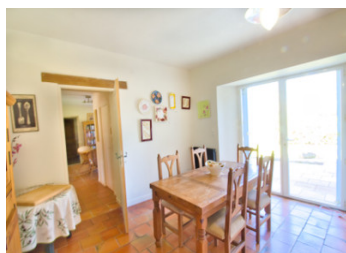


Farmhouse with heaps of charm and comfort. Large garden. Heated pool. Plus 2 separate gîtes. South of France.



INFORMATION

Town:	Terre-de-Bancalié
Department:	Tarn
Bed:	5
Bath:	4
Floor:	397 m2
Plot Size:	12330 m2

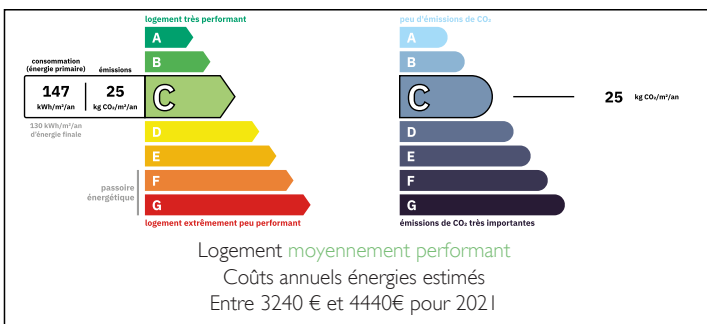


IN BRIEF

Come and visit this utterly charming stone farmhouse which has been stylishly renovated to a high standard. The light and airy rooms provide generous interior spaces, whilst the exterior has been thoughtfully improved to provide a very welcoming roofed dining terrace as well as the beautiful heated swimming pool set in open lawn and with paved surround. Set in rolling farmland, the singing of the birds and the buzzing of the bees provide a beautiful accompaniment to your moments of peace.

With the possibility of purchasing fully furnished, this could be your perfect holiday home in the south of France or a super-simple change of location for the family. Plenty of opportunity for income generation with two separate, independent holiday cottages and the possibility of bed and breakfast offering ensuite facilities.

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: 1717 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Drive through the front gates onto the gravelled parking area and immediately fall in love with this soft-toned stone farm cottage.

Enter to a small vestibule and turn right into the spacious living room with exposed beams, and wood-burning stove set into the fireplace. Handy small office space or storage area beneath the stairs.

Further, to the kitchen, which is well-designed and fully equipped. The cooking area is open to a dining space/breakfast room, which in turn opens onto the terrace through a pair of glazed doors. Alfresco dining is possible in all weathers on the roofed stone terrace, which provides shade in the heat of summer and offers space heaters for the cooler evenings.

Beyond this dining area is a further space currently used as a music room but with plenty of possibilities given that it opens to the terrace. A large, cool pantry is located here. From this music room we access a utility space, and separate shower room with WC.

From the music room we reach the second large reception room, currently arranged as a dining room. Generously sized and very light. It is heated by a wood pellet burner in addition to the central heating. Double doors to the front exterior of the house. Internal door to the front door vestibule.

From this vestibule we take the easy-angle stairs up to the first floor where we find:

Bedroom 1, with window to front

Family bathroom with WC, basin, bath and separate shower

Separate WC

Bedroom 2 with window...