

Fabulous unique nautical themed 4 bedroom wood built house set in idyllic gardens with wonderful views



INFORMATION

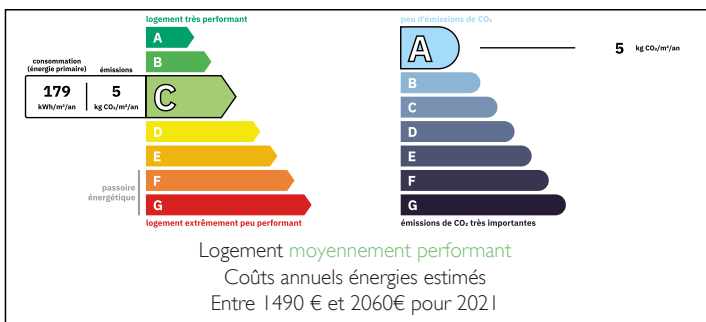
Town:	Lafrançaise
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	4678 m2



IN BRIEF

This is a wonderful property that you will fall in love with as soon as you drive through the gates. Created as a one-off by a local architect, the design maximises the gorgeous views throughout the property as well as the interior space, all in a unique and wonderful nautical theme. The house consists of three parts in the style of three sails. The cleverly designed bedrooms are cosy cabins, warm and well insulated with stunning views and a large mezzanine storage space. The main bedroom has a super ensuite with a bath and a shower and doors opening onto the balcony providing a wonderful place to enjoy your breakfast in the sunshine. The living area has large windows giving 270 degree views over the garden and countryside. The garden and pool are both immaculately maintained and the...

ENERGY - DPE



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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: 1730 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

FRONT OF THE HOUSE

An imposing large covered entrance porch and cabin style front door leading to:

ENTRANCE HALL (6.3m²) A nice bright and colourful space.

LOUNGE/DINING AREA (41m²) A wonderful bright room with high ceilings, apparent beams, parquet flooring, and lots of character. The almost hexagonal shape of the room and full length windows and french doors provide exceptional 270 degree views over the garden, pool, and surrounding countryside.

KITCHEN (8.1m²) A fully equipped modern kitchen with a breakfast bar, tiled floor, and lovely views of the pool and garden. The kitchen was totally redone recently so is in super condition.

UTILITY ROOM (4.8m²) A very useful room with lots of cupboards and storage space.

WC A separate WC with washbasin

A few steps lead up to the 'second sail' comprising:

HALLWAY (4.9m²)

BEDROOM ONE (14m²) Master bedroom with a superb ensuite with corner jacuzzi bath, shower, double washbasins and vanity unit. Porthole mirrors continue the nautical theme. There are large mirrored sliding door wardrobes providing lots of storage and hanging space. The room has superb views over the garden and countryside and doors opening onto a balcony. A perfect place for your first coffee of the day.

BEDROOM TWO (12.3m²) Another good-sized bedroom with lovely views, a large mezzanine storage area and built in wardrobes.

BATHROOM (7.8m²) An attractive tiled bathroom with large modern shower and double vanity unit.

WC Separate WC

A couple more steps lead up to the 'third sail' comprising of

BEDROOM THREE (12m²) With lovely views, a built...