

5/6 bedroomed detached house with gîte in beautiful countryside location

EXCLUSIVE



INFORMATION

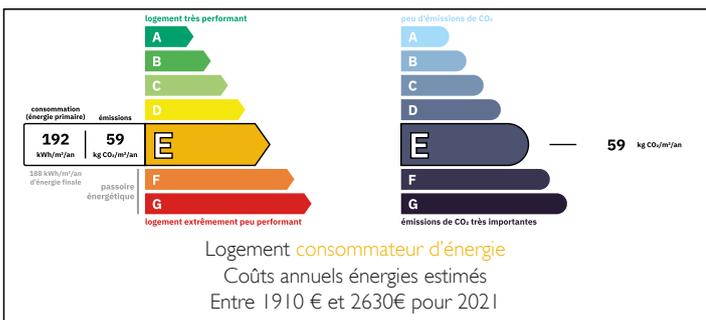
| | |
|-------------|-----------------|
| Town: | Montjoi |
| Department: | Tarn-et-Garonne |
| Bed: | 6 |
| Bath: | 4 |
| Floor: | 175 m2 |
| Plot Size: | 2665 m2 |

IN BRIEF

A surprisingly spacious and unique family home with a super kitchen and living area full of unique characteristics and charm. Spread over 3 levels this wonderful house has a stunning atrium at the heart of the house, part of which is built into the rock face. Situated at the end of a long track, the house sits on a peninsula and is surrounded by fields and woodland with gorgeous views and total privacy that can also be enjoyed from the large pool and terrace area. The 4 bedrooms all overlook the atrium, along with the 2 bathrooms, and at garden level you will find a lovely separate living area.

The garden is easy to maintain, and the large covered terrace is a perfect space for entertaining. The fully-independent gîte sleeps 4 and was a chapel dating back to the 16th...

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.



DESCRIPTION

GROUND FLOOR:

Open plan KITCHEN/LIVING area (11.25 x 4.8m)
Lovely converted barn with fully equipped kitchen, terracotta tiled floor, beams, access to terrace, pool, and gardens.

BATHROOM with shower, handbasin, and WC

BEDROOM 1 (3 x 3.3m) Kids bedroom with view to the rear of the house.

Stone landing and stairs leading to

GARDEN LEVEL:

LIVING ROOM (5.45 x 3m) with access to the garden and rear of the house.

FIRST FLOOR

Long landing leading to:

BEDROOM 2 (5 x 3.45m) Attractive double bedroom with original beams

BATHROOM Large modern bathroom with walk-in shower, bath, WC, washbasin, heated towel rail

BEDROOM 3 (3.8 x 3.15m) with original beams and skylight

BEDROOM 4 (5 x 3.3m) Another good sized room with plenty of character storage cupboard.

Ensuite WC with hand basin. Plumbing for another shower.

EXTERIOR:

2665m² of garden mainly lawn, with lots of established shrubs, trees and flowerbeds.

Super COVERED TERRACE and entertaining area with stone archway leading to the SWIMMING POOL (12 x 6m) and large sundeck area.

PUMP and STORAGE room.

POOL SHOWER

LOG STORE

GITE

Rustic converted old chapel comprising LIVING AREA/KITCHEN (6.2 x 6m) Great large living area with stone flagged floor, original chapel

LOCAL TAXES

Taxe foncière: 1645 EUR

Taxe habitation: EUR

NOTES