

Stunning stone Maison de Maître, 4 bedrooms, overlooking its own 2 private lakes, surrounded by 6 ha of land



INFORMATION

| | |
|-------------|--------------------|
| Town: | Montaigu-de-Quercy |
| Department: | Tarn-et-Garonne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 120 m2 |
| Plot Size: | 60802 m2 |

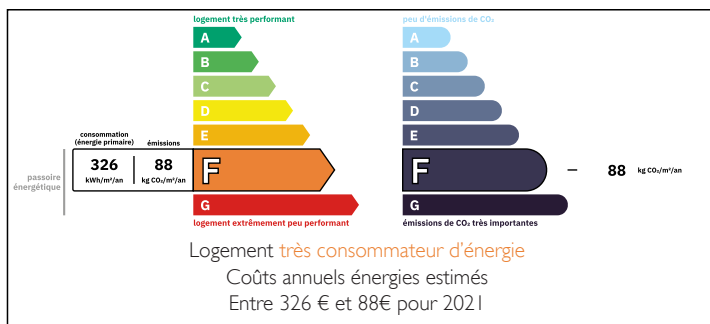
IN BRIEF

What a privileged location for this stone manor house: no near neighbours, no passing traffic, only surrounded by nature and overlooking two source-fed lakes. Within the grounds (6 ha of land), you will find an orchard, a double garage and two sources. A nature lover's heaven, but still only 5 km from a lively village with all amenities.

As for the property itself: the spacious kitchen and living areas on the ground floor, and 4 good-sized bedrooms and two bathrooms on the first floor, make this an ideal family or holiday home. The second-floor attic could easily be converted into additional living space.

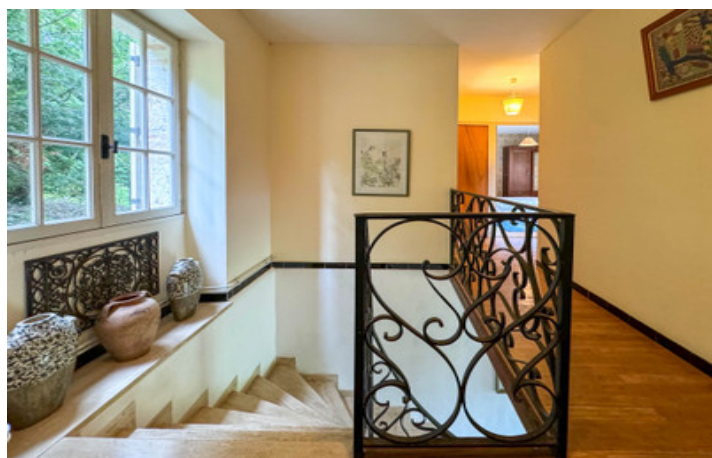


ENERGY - DPE



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: 928 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hallway (12.1 m²) with wooden stairs to first floor

WC (1.10 m²) with wash basin

Kitchen (14.35 m²)

Utility room/boiler-room (8 m²)

Office/storage room (5.5 m²)

FIRST FLOOR:

Landing/hallway (10.75 m²)

Bedroom 1 (15.7 m²) with wash basin, dual aspect

Bathroom (5.85 m²) with wash basin, bath with shower, bidet

WC (1.55 m²)

Bathroom (3.3 m²) with wash basin, shower and WC

Bedroom 2 (13.15 m²) with wash basin

Bedroom 3 (11.15 m²)

Bedroom 4 (11.85 m²) with built-in wardrobes

SECOND FLOOR:

Attic space (80 m²) to be renovated, concrete floor

EXTRA:

Park-like gardens directly surrounding the property

Double garage (32,5 m²)

2 source-fed lakes (the bigger one is used for swimming – 50 m x 70 m)

6 ha of land surrounding the property, including an orchard

The property benefits from oil fired central heating, and a choice between mains water or natural water from the private source. Single glazing.

The property could benefit from some internal updating.

Montaigu de Quercy: 5 km

Roquecor : 7 km

Penne d'Agenais : 23 km

Moissac : 30 km

Bergerac airport : 85 km

Toulouse airport : 105 km

Information about risks to which this property is exposed is available on the Géorisques website :