

## Exceptional Character Property with Two Houses, Private Pools, and 2.5 Ha of Land



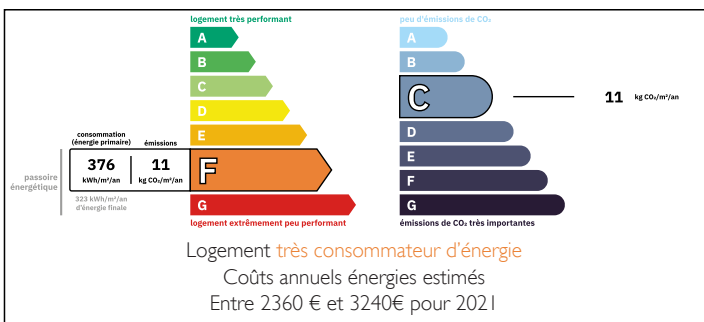
## INFORMATION

Town:	Bourg-de-Visa
Department:	Tarn-et-Garonne
Bed:	7
Bath:	3
Floor:	400 m <sup>2</sup>
Plot Size:	20998 m <sup>2</sup>

## IN BRIEF

In a peaceful and verdant setting, discover this character property. The main house of 170 m<sup>2</sup> blends old-world charm with modern comfort, featuring three bedrooms including two master suites, a bathroom with a laundry area, and a fully equipped kitchen. The spacious dining room of 40 m<sup>2</sup> opens onto a large conservatory and boasts a wood stove and a central fireplace with a double hearth. A 60 m<sup>2</sup> mezzanine overlooks the main room, offering versatile space. The 120 m<sup>2</sup> gîte, currently operational, includes a 20 m<sup>2</sup> living-dining room with an insert fireplace, a small mezzanine, a master suite, a troglodyte bedroom, another bedroom, and a fully equipped kitchen, with direct access to its own private pool. Enjoy over 2.5 hectares of land with a private forest, a dovecote, a barn, and a bread oven. Ideal for family or...

## 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.



## DESCRIPTION

Exceptional Property with Two Houses and Pools on 2.5 Ha

Set in a peaceful and verdant environment, discover this character property featuring two independent houses, each with its own private pool, on over 2.5 hectares of land including a forest, barn, dovecote, and traditional bread oven. Ideal for a large family, tourist project, or professional use, this property perfectly combines charm, authenticity, and modern comfort.

Main House – 170 m<sup>2</sup>

Ground Floor:

Dining room: 40 m<sup>2</sup>, full of light with a wood stove and double-sided central fireplace

Kitchen: 15 m<sup>2</sup>, fully equipped

Master suite 1: 17 m<sup>2</sup> with en-suite shower and separate WC

Master suite 2: 16 m<sup>2</sup> with en-suite shower and separate WC

Bedroom: 9.5 m<sup>2</sup>

Shower / laundry room: 9 m<sup>2</sup>

Separate WC: 2.5 m<sup>2</sup>

First Floor:

Mezzanine: 60 m<sup>2</sup>, versatile space for office, playroom, or extra sleeping area

Exterior:

Terrace: 20 m<sup>2</sup>

Private swimming pool with relaxation area

Gîte – 120 m<sup>2</sup>

Ground Floor:

Living / dining room: 18 m<sup>2</sup> with mezzanine of 12 m<sup>2</sup>

Kitchen: 13 m<sup>2</sup>, direct access to 12 m<sup>2</sup> terrace

Master suite: 18 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES