

Exceptional Property: Old-world Charm and Modernity, Two Houses with Private Pools on Expansive Wooded Grounds



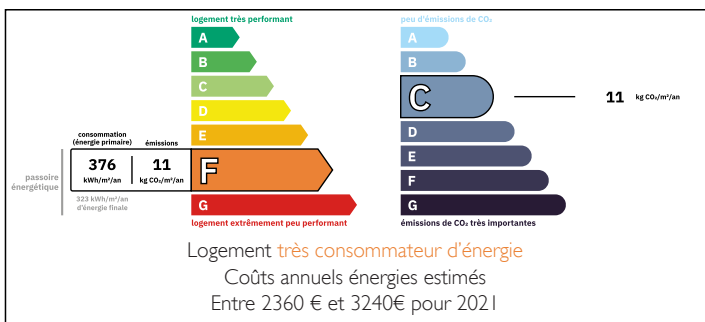
INFORMATION

Town:	Bourg-de-Visa
Department:	Tarn-et-Garonne
Bed:	7
Bath:	3
Floor:	400 m2
Plot Size:	20998 m2

IN BRIEF

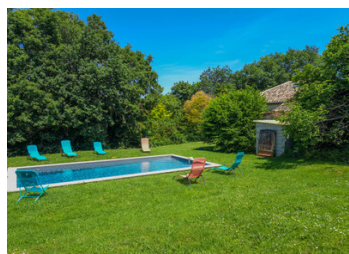
In a peaceful and verdant setting, discover this character property. The main house of 170 m² blends old-world charm with modern comfort, featuring three bedrooms including two master suites, a bathroom with a laundry area, and a fully equipped kitchen. The spacious dining room of 40 m² opens onto a large conservatory and boasts a wood stove and a central fireplace with a double hearth. A 60 m² mezzanine overlooks the main room, offering versatile space. The 120 m² gîte, currently operational, includes a 20 m² 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



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

Character Property: Ideal Haven for Family or Professional Projects

Nestled in the tranquil, verdant countryside of Tarn-et-Garonne, just 30 minutes from the lively city of Agen, lies an exceptional property. This estate, a true sanctuary of nature and tranquility, beckons dreamers and ambitious planners alike, whether for personal or professional ventures. Explore this characterful residence, where each stone tells a tale and every corner promises serenity.

Main House: A Symphony of Authenticity and Comfort

The main house, generously spanning 170 m², has been meticulously restored, harmonizing old-world charm with contemporary comforts.

Bedrooms and Suites:

Three spacious bedrooms, each a haven of peace, welcome you into a warm and refined atmosphere. Two of them boast the splendor of master suites, offering private bathrooms where every detail has been designed for your well-being. The third bathroom, incorporating a discreet and functional laundry area, distinguishes itself with high-end finishes and practicality.

Living Spaces:

The dining room, the beating heart of the home, spans 40 m² of light, generously opening onto a conservatory that invites the beauty of the garden inside. It also features a recent wood stove insert, adding modern warmth that complements the functionality of the central double-sided fireplace. The majestic stone fireplace, rounded on one side, houses a hearth on the ground floor, creating a cozy and convivial ambiance. On the other side of this rounded fireplace, upstairs on the mezzanine, is a second hearth, each with its own chimney, warming both the dining room and mezzanine lounge. The latter, a vast...

LOCAL TAXES

Taxe habitation: EUR

NOTES