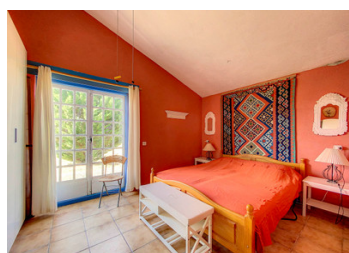


Panoramic views for this country home with 3 bedrooms, pool and barn, close to village with amenities



INFORMATION

Town:	Vazerac
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	169 m2
Plot Size:	10908 m2



IN BRIEF

At the end of a dead-end road, surrounded by nature and rolling hills, you find this spacious 3-bedroom home. The accommodation is spread over 2 levels, with beautiful views all around. On the main floor, you will be fascinated by the views from the South terrace, overlooking the swimming pool and the surrounding countryside. On this floor you also have a large kitchen/dining area, a pantry area, a cathedral style living area, with French doors to the South terrace and 2 good-sized bedrooms, both with en suite bathrooms. On the garden level, the former garage and basement have been converted into an independent 1-bedroom apartment. Plenty of storage for cars and materials can be found in the attached barn. A beautiful holiday home !

ENERGY - DPE

DPE not required.

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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Kitchen/dining room (32,5 m²) with fireplace, fitted kitchen

Living room (42,5 m²) electric underfloor heating, French doors opening to a covered terrace with 360 ° views over the swimming pools and surrounding countryside

Bedroom 1 (14,25 m²) with French doors to side terrace, with en suite bathroom (6,15 m²) with wash basin, bidet, shower and WC

Bedroom 2 (9,7 m²) with en suite bathroom (4,20 m²) with wash basin, shower and WC

Pantry (7 m²)

GARDEN LEVEL:

Former garage converted into an apartment:

Kitchen/living area (39,25 m²) with French doors to side terrace

Bedroom 3 (13,85 m²)

Bathroom (6,35 m²) with wash basin, shower, bath and WC

EXTRA:

Swimming pool, 10 m x 5 m, salt pool, with Roman steps

Hangar/garage (84 m²) with electricity and water

Stunning, 360° views

Partial double glazing

Possibility to purchase furnished

Very private location, no near neighbours, no roads, no nuisances !

Close to village with amenities

Vazillac: 2 km (village with all amenities, including supermarket, schools, bakery, restaurants etc)

Lafrançaise: 12 km

Castelnau Montratier: 13 km

Lauzerte: 20 km

Montauban: 24 km

Toulouse airport : 80 km

Bergerac airport: 115 km

Information about risks to which this property is