

Absolutely charming renovated home with 3 bedrooms and 2-bedroom gîte and enclosed garden near Moissac

EXCLUSIVE



INFORMATION

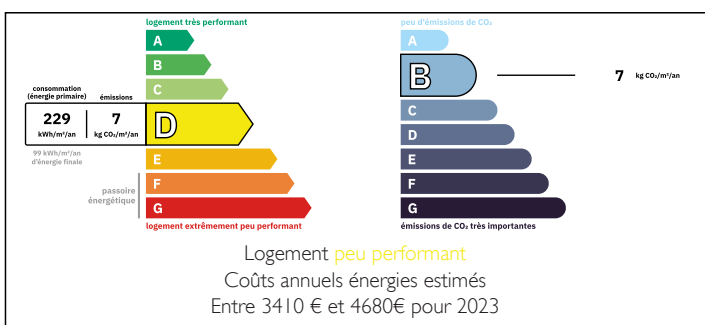
Town:	Moissac
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	202 m2
Plot Size:	1625 m2

IN BRIEF

Beautifully renovated and full of warmth and character, this attractive property offers a spacious family home with an independent gîte currently generating around €70 per night. Original features including tomette floors, flagstones and exposed beams blend effortlessly with modern comforts such as double glazing, air conditioning, an eco-friendly heating system and a fully compliant microstation. The impressive atrium creates a bright, open living space, while the fully enclosed 1,625m² garden provides plenty of room to relax, entertain or play. A workshop, large garage and ample parking add to the practicality of the property. Situated in a peaceful setting just 10 minutes from Moissac, with excellent rail links and Toulouse-Blagnac Airport less than an hour away, this is an ideal family home, holiday property or investment with established rental income.



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: 850 EUR

NOTES

DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with original terracotta tomette floor tiles sets the tone for the rest of the house and immediately highlights the character of the property.

LIVING ROOM WITH ATRIUM (5.0m x 10.0m)

A superb open-plan living space filled with natural light thanks to the impressive atrium and large windows overlooking the garden. Original flagstone floors, a centrally positioned wood-burning stove and high ceilings create a warm and comfortable atmosphere, making this an ideal room for both everyday living and entertaining.

OFFICE / BEDROOM I (3.5m x 4.1m)

A bright room overlooking the garden, equally suitable as a home office, guest bedroom or ground-floor bedroom.

KITCHEN (4.75m x 5.5m)

A spacious fitted kitchen with generous worktop space, plenty of storage cupboards, double sink, gas hob and oven. Large windows overlook the garden, making it a bright and practical family kitchen.

UTILITY ROOM

Separate utility room with space for laundry appliances and additional storage.

SHOWER ROOM

Fully tiled walk-in shower with wash basin and vanity unit.

SEPARATE WC