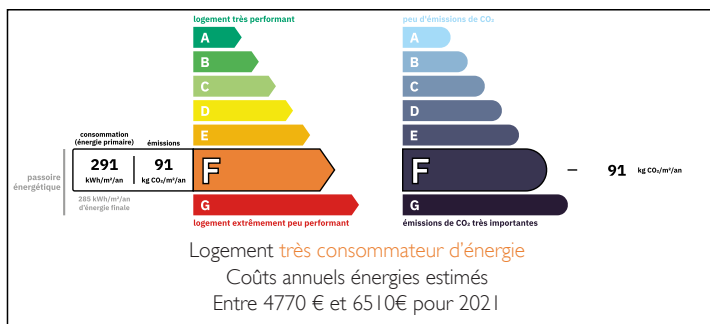


## Property Set: Two Spacious Houses to Renovate, Offering Exceptional and Unique Potential



## ENERGY - DPE



## INFORMATION

Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	52000 m2

## IN BRIEF

This property, set on over 6 hectares, offers stunning views of the Pyrenees on clear days. The villa, built in 1974, provides 130 m<sup>2</sup> of living space, featuring 4 bedrooms, a bright living room, and an open kitchen leading to a terrace, perfect for enjoying sunny days. The basement includes a large garage and an additional room, offering extra space for various projects.

The traditional farmhouse, approximately 350 m<sup>2</sup>, requires a full renovation. It includes an old kitchen with a fireplace, bedrooms, and large outbuildings, ideal for a renovation project.

This estate is a rare opportunity for those seeking a country lifestyle, whether for leisure, equestrian activities, or a renovation project. With its authentic charm and peaceful setting, it is a true haven, perfect for enjoying the tranquility and natural surroundings.

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 habitation: EUR

## NOTES

## DESCRIPTION

This enchanting estate, nestled on over 6 hectares of land, is a rare haven of tranquility and history, where the charm of the French countryside meets the promise of endless possibilities. On clear days, the Pyrenees grace the horizon, a stunning backdrop to this unique property, which combines a 1974 villa, a traditional farmhouse in need of rejuvenation, spacious outbuildings, and a large agricultural hangar that invites creativity and transformation.

### The Villa: A Touch of 1970s Charm

Built in 1974, the villa offers about 130 m<sup>2</sup> of living space, with an atmosphere that blends vintage allure and the warmth of a family home. As you enter, you are greeted by a bright and airy living room, where large windows frame the surrounding natural beauty, creating a space that feels both welcoming and expansive. This main living area opens onto a generous terrace, ideal for enjoying long summer evenings, dining al fresco with the breathtaking panorama of rolling fields and distant peaks.

Adjacent to the living room is a practical kitchen, perfectly suited for preparing meals that celebrate the local flavors. The kitchen also opens onto the terrace, allowing you to enjoy the fresh air while you cook or simply admire the views over a morning coffee. The villa features four spacious bedrooms, each offering peaceful retreats for rest and relaxation. Large windows flood these rooms with natural light, bringing the outside beauty into every corner.

Below the main living area, a full basement houses a large garage, ideal...