

Charming traditional stone Quercynoise 3 bedroom family home with lovely garden in Quercy Blanc



INFORMATION

Town:	Touffailles
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1387 m2

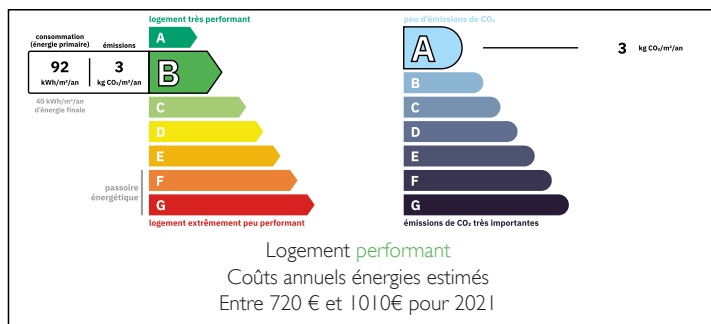
IN BRIEF

This attractive family home is definitely a coup de coeur for anyone who loves Quercynoise properties. The house has been renovated to a high standard, with all modern comforts, whilst keeping its original features. In addition, the outbuildings and basement level offer the chance of significant expansion if wanted. Situated in a quiet rural location with lovely views, but within easy driving distance of Lauzerte, this 3 bedroom house offers spacious living accommodation with double glazing, a heat pump heating system, and a thermodynamic water heater. Very well insulated throughout, the property benefits from low utility bills and is a warm welcoming home.

Outside, the large garden is very pretty with mature shrubs, trees, and fruit trees. As well as a garage and cellars of over 150m², a stone stables offers an opportunity of creating a small gite...



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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.



LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In true Quercynoise style, wide stone steps lead up to the main living space with:

KITCHEN (6.4 x 2.4m) Fully equipped very smart modern kitchen with country views. Double sink, tiled splashbacks, work surfaces, electric oven and hob, breakfast area, and plenty of cupboards.

HALLWAY (7.3 x 1.3m) leads to:

SALON (5 x 4.8m) Lovely light room with two double windows overlooking the garden. The original beams, parquet effect floor, and feature stone add to the character.

BEDROOM ONE (4 x 4.7m) Good-sized bright bedroom with garden views

BEDROOM TWO (4.5 x 3.7m) Very attractive room with views to the front of the property.

UTILITY ROOM (4.8 x 2.1m) Always a very useful space in any home

BEDROOM THREE (3.8 x 4.2m) Another attractive light room with garden views

SEPARATE WC

BATHROOM Super tiled bathroom with Italian shower, double vanity unit, 'his and hers' washbasins, and storage cupboards.

GROUND FLOOR LEVEL

GARAGE (40m²) Large stone garage with room for at least two cars

CAVE (80m²) Great space with insulated ceiling to be renovated, if wanted. Would make a great games room or party space.

CAVE (30m²) Currently a summer kitchen, hobbies area

INDEPENDENT STONE OUTBUILDING (38m²) with stalls. Pretty building which would make a great little cottage or gite, but also ready made to keep a few animals

With no work needed in the house, the basement and outside buildings would make a super project, with multiple possibilities, for someone.

Although the house is connected to the back of a neighbouring house, the garden is...