

Charming 202 m family home with outbuildings, large wooded plot, great potential, and peaceful setting.



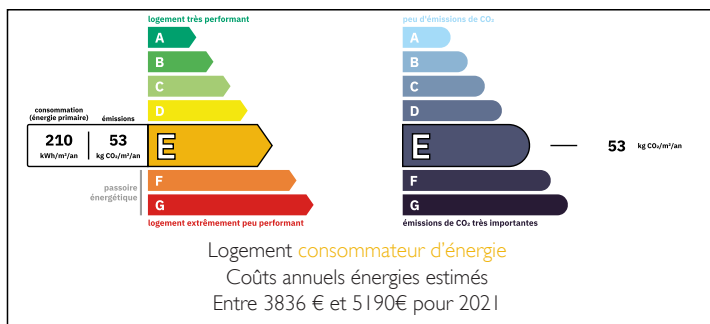
INFORMATION

Town:	Nègrepelisse
Department:	Tarn-et-Garonne
Bed:	4
Bath:	1
Floor:	237 m ²
Plot Size:	10000 m ²

IN BRIEF

Just 5 minutes from Nègrepelisse and under an hour from Toulouse, this 202 m² family home, set on a wooded 12,360 m² plot, offers peace and potential. It features a bright 45 m² living room with a fireplace, a separate kitchen, four spacious bedrooms, and a large bathroom. Outside, 450 m² of outbuildings, including an office and semi-open terraces, provide endless opportunities: workshop, guesthouses, or additional living spaces. The expansive land, complete with a pond and a well, is perfect for nature enthusiasts. Located near the historic villages of Bruniquel and Saint-Antonin-Noble-Val, the property requires some updates, such as insulation improvements and heating replacement, to fully shine. A unique living environment close to amenities and the treasures of Tarn-et-Garonne.

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 habitation: EUR

NOTES

DESCRIPTION

Charming Property: 202 m² Family Home with Outbuildings on a 12,360 m² Wooded Plot, Less than 5 Minutes from Nègrepelisse and Under an Hour from Toulouse

Nestled in a serene natural setting, this unique property offers charm, tranquility, and endless potential. Located just 5 minutes from Nègrepelisse, with its shops, schools, college, and amenities, and less than an hour from Toulouse and its international airport, this rare gem provides an exceptional living environment for families, nature lovers, or those with ambitious projects.

A Spacious and Bright Main House

With 202 m² of living space, this traditional house boasts generous proportions and authentic character. It features:

A 45 m² living room, bathed in light through large windows, complete with a stone fireplace, perfect for warm and convivial moments.

A separate kitchen, ready to be reimagined to suit modern tastes and needs.

Four large bedrooms, ideal for accommodating a family or creating work, leisure, or guest spaces.

A spacious bathroom, which can be updated to provide optimal comfort.

While immediately habitable, this home requires some refreshment and energy-efficiency improvements to fully realize its potential.

An Exceptional Natural Setting

The beautifully wooded 12,360 m² plot offers a true haven of peace:

A picturesque pond and a functional well, ideal for ecological projects or simply enjoying the property's natural charm.

Expansive green spaces, perfect for creating a vegetable garden, orchard, or simply relaxing in the peaceful surroundings.

Outbuildings with Endless Possibilities