

Fantastic business opportunity with private accommodation, 4 gîtes and swimming pool on 1 ha of land



INFORMATION

Town:	Montfermier
Department:	Tarn-et-Garonne
Bed:	4
Bath:	1
Floor:	400 m2
Plot Size:	9900 m2

IN BRIEF

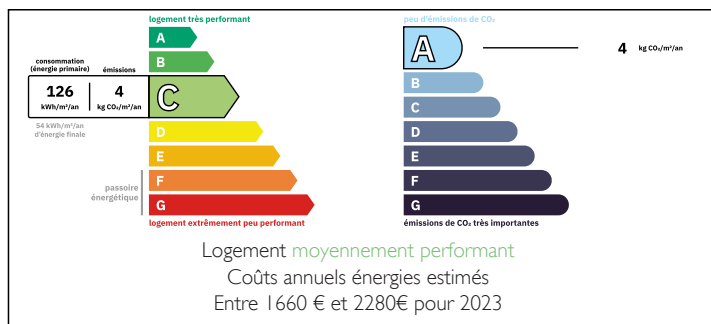
This unique property offers the best of both worlds: a fully operational business and private owners' accommodation. It features a spacious 4-bedroom home alongside 4 charming gîtes, which can accommodate 2, 4, or 6 guests—perfect for holiday rentals, family reunions, anniversaries, business groups, or retreats.

The gîtes offer excellent potential, with some internal re-decorating required to tailor them to your style. Set at the end of a peaceful dead-end road, you'll enjoy complete privacy with no passing traffic. The property offers serene views over the surrounding countryside and a picturesque lake (please note: the lake is not included in the sale).

An ideal opportunity to combine your personal retreat with a thriving business, whether you're looking for a new venture or a tranquil getaway. Don't miss this exceptional property!



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:	1200 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

MAIN HOUSE: benefits from new aluminium double glazing and underfloor central heating on the ground floor with heath pump

GROUND FLOOR:

Kitchen (13,7 m2) with dining room (27,15 m2) with French doors leading to terrace

Office (8,25 m2) opening to living room (31,85 m2) with wood burner, sliding doors to terrace with views over the surroundings and the lake

Hallway (6 m2) with built-in storage (3,6 m2)

Bedroom 1 (12,80 m2) with walk-in dressing (2,75 m2)

WC (2,25 m2) with wash basin

Bathroom (8,7 m2) with twin basin, shower

Bedroom 2 (10 m2)

Utility room (13,5 m2) with heath pump, external door

FIRST FLOOR:

Landing (11,85 m2)

Bedroom 3 (15,8 m2) with dressing (3,45 m2)

Bedroom 4 (12,25 m2)

Access to several attics

GITES: all gites are privately located and have a private terrace

GITE 1 (sleeps 6) : ground floor : living room (21,7 m2) with doors to private terrace (23,65 m2) with wood burner, kitchen/dining room (18 m2), bathroom (5 m2) with twin basin and shower, WC (1,65 m2). First floor: landing (7,75 m2), 3 bedrooms (18 m2, 10,4 m2 and 9,15 m2).

This gite benefits from private covered parking/carport (27 m2), including separate storage area.

GITE 2 (sleeps 2 – 5) : kitchen/living room (21 m2) with sofa bed, bedroom (14,55 m2), bathroom (3,25 m2) with wash basin, shower and WC, private terrace (11,15 m2).

This former, converted, garage, benefits from double glazing and electric heating.

GITE 3 (sleeps 2) : former horse stables now offering living/dining room (18,85 m2)...