

## Enchanting 3-bedroom Village House with Garden, Pool, and Garage – Walk to Lake & Shops

EXCLUSIVE



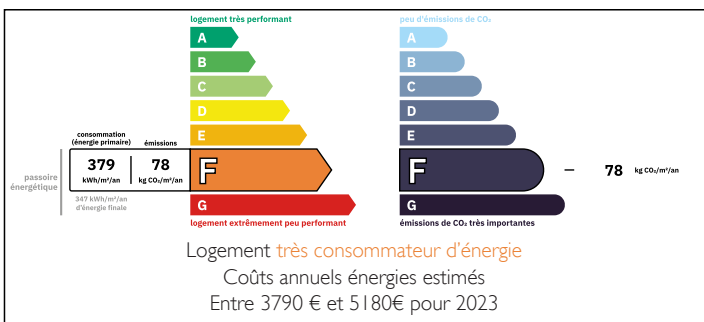
## INFORMATION

Town:	Beaumont-de-Lomagne
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	872 m2

## IN BRIEF

This charming 3-bedroom home is full of character and warmth, nestled in a quiet leafy lane just a short walk from a vibrant village centre with shops, restaurants, and a beautiful lake. The heart of the home is the spacious covered veranda, seamlessly connecting the living area to the outdoors. With tall glass walls and garden views, it's the perfect spot to relax, dine, or unwind. The beautifully maintained, fully enclosed garden features flowering shrubs, mature trees, a lawn, and an above-ground pool—ideal for outdoor living. Inside, the cozy living/dining room with wood burner and exposed beams offers a warm, inviting atmosphere. With a practical layout including a downstairs shower room, garage, and plenty of storage, this is a truly homely property—perfect as a permanent residence, holiday home, or lock-up-and-leave. Just 45 minutes from Toulouse airport, it's a...

## ENERGY - DPE



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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.



## DESCRIPTION

### Ground Floor

Entrance into Living/Dining Room – 56m<sup>2</sup>

Spacious and welcoming open-plan area with original beams, attractive fireplace and wood burner. Two sets of triple glass doors open onto the stunning covered veranda, seamlessly connecting the indoor and outdoor spaces.

Veranda – approx. 20m<sup>2</sup>

Light-filled and covered, with a tall glass wall offering beautiful garden views. Ideal for relaxing, reading, or dining.

Kitchen – 12m<sup>2</sup>

Functional kitchen with gas hob, double sink, and ample pantry/storage cupboards. Access to the veranda for easy al fresco dining.

Shower Room – approx. 4m<sup>2</sup>

Ground floor shower room with shower and wash basin.

### First Floor

#### Landing

Bright, spacious landing leading to the bedrooms and WC.

Bedroom 1 – 11m<sup>2</sup>

Features original beams, wood laminate flooring, and window with garden view.

Bedroom 2 – 11.8m<sup>2</sup>

Another comfortable bedroom with pleasant garden outlook.

Bedroom 3 – 23m<sup>2</sup>

Large and charming, with original features and views over the veranda and garden.

Separate WC

### Additional Features

Large Garage

## LOCAL TAXES

**Taxe foncière: 1314 EUR**

**Taxe habitation: EUR**

## NOTES