

Charming stone ensemble of 2 houses, swimming pool and small outbuildings on 1 ha of land with views



## INFORMATION

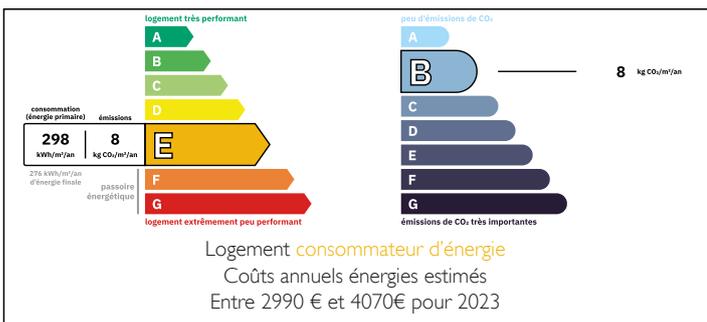
Town:	Touffailles
Department:	Tarn-et-Garonne
Bed:	6
Bath:	3
Floor:	342 m2
Plot Size:	11963 m2



## IN BRIEF

This stunning property, nestled at the end of a peaceful country lane, is surrounded by rolling fields and a prune orchard. The well maintained buildings all ooze style and character. The main farmhouse is a perfect example of a successful rustic renovation, with the combination of stone, wood, nature and modern comforts. The other house on the property is slightly smaller in scale, but still offers 2 generously sized bedrooms and spacious living areas. The multiple terraces provide ample outdoor living space, perfect for al fresco dining, relaxing with a book, or simply soaking in the peaceful views. And just a short stroll away, the swimming pool invites you to cool off and unwind under the southern sun. A very special feature of this estate is the original old chapel, a timeless piece of history that adds...

## 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.



## DESCRIPTION

### MAIN FARMHOUSE:

#### GROUND FLOOR:

Large terrace with original bread oven (no longer in use)

Entrance hall (19 m<sup>2</sup>) with staircase to first floor

Dining room ( 20,5 m<sup>2</sup>) with travertin flooring, original old stone sink, wood burner

Kitchen (24,75 m<sup>2</sup>)

Bedroom 1 (19,8 m<sup>2</sup>) with fireplace, built in storage

Bathroom (11,45 m<sup>2</sup>) with twin basin, shower, WC, utility room

Bedroom 2 (18,45 m<sup>2</sup>)

Bedroom 3 (17,65 m<sup>2</sup>)

#### FIRST FLOOR:

Living area (69,5 m<sup>2</sup>) cathedral style, with wood burner

Bedroom 4/dormitory (40 m<sup>2</sup>) with bathroom (7,30 m<sup>2</sup>) with wash basin, bath and WC

#### GARDEN LEVEL:

Basement

### SECOND HOUSE:

#### UPPER GROUND FLOOR:

Covered terrace (16,79 m<sup>2</sup>)

Living area (24 m<sup>2</sup>) with fireplace with wood insert

Hallway (3,6 m<sup>2</sup>)

Bedroom 1 (14,75 m<sup>2</sup>)

Bedroom 2 (12,5 m<sup>2</sup>)

#### LOWER GROUND FLOOR:

hallway (6,1 m<sup>2</sup>)

Bathroom (11,15 m<sup>2</sup>) with wash basin, bath, WC

Kitchen/dining area (23 m<sup>2</sup>) with French doors opening to terrace

#### EXTRA:

Swimming pool, salt pool, 9 m x 4 m

Prune orchard – beautiful views over the surrounding countryside

Additional spacious covered terrace between the 2 properties

Stone outbuilding (former pigsty)

Garage (34,5 m<sup>2</sup>) also used as a workshop

Original stone chapel (26 m<sup>2</sup>) with old murals

## LOCAL TAXES

Taxe foncière: **1809 EUR**

Taxe habitation: **EUR**

## NOTES