

## "UNDER OFFER" Traditional Quercy Farmhouse with 5 bedrooms set in the countryside with lovely views



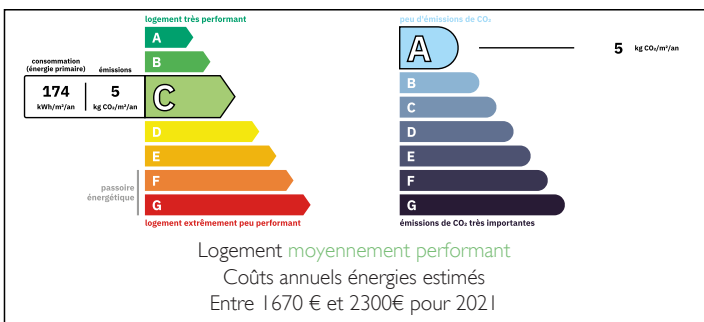
## INFORMATION

Town:	Puylagarde
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	127 m2
Plot Size:	13523 m2

## IN BRIEF

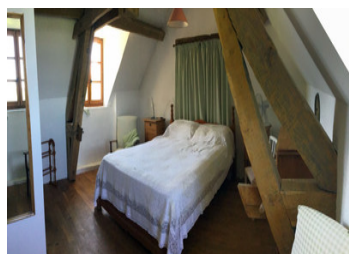
"UNDER OFFER" This is a great opportunity to purchase a traditional Quercy-style house! Set out over three floors, this beautiful property boasts five bedrooms, a large kitchen/dining room and two bathrooms. And just imagine spending your days lounging by the gorgeous swimming pool outside, or taking a dip in the pool house! The house has the most stunning views of the beautiful surrounding countryside!

## 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

The house is set back about 50 metres from the access lane. It is located on a quiet plot in the midst of farm land. the house is a traditional style with a staircase up to the main living area. The front entrance opens into a lobby (4.6m<sup>2</sup>) This houses flights of stairs leading up to the first floor and down to the lower ground floor.

On the ground floor, the lobby also leads to the Kitchen/Dining Room (36.5m<sup>2</sup>). The room has a grand traditional fireplace at one end. The kitchen is fully fitted with wall and floor mounted units. The floor is tiled.

A door beside the fireplace leads to the cosy sitting room (19.4 m<sup>2</sup>). At the end a French window opens onto a balcony which affords beautiful views over the surrounding countryside. This room is also tiled and the floor throughout benefits from underfloor heating provided by an air source heat pump.

The lower ground floor area has been created from the original traditional Quercy Cellar.

It now comprises Bedroom 1 (12.7m<sup>2</sup>) Bedroom 2 (19.3m<sup>2</sup>) a bathroom (6m<sup>2</sup>) a toilet and a utility room (4.4 m<sup>2</sup>) which houses the air source heat pump equipment . The rooms are tiled throughout and also have underfloor heating.

On the first floor there are three further bedrooms.

Bedroom 3 (11.3m<sup>2</sup> gross, .4m<sup>2</sup> habitable)

Bedroom 4 (7.5 m<sup>2</sup>, 4.9m<sup>2</sup> Habitable)

Master Bedroom (15.4 m<sup>2</sup>), includes ensuite shower room (4.4m<sup>2</sup>)

Family Bathroom (4.4m<sup>2</sup>)

All the floors at this level are parquet

Externally there is...

## LOCAL TAXES

Taxe foncière: 1567 EUR

Taxe habitation: 1105 EUR

## NOTES