

Stunning Stone House, Beautifully Renovated, Former Village Forge, 3 Bedrooms, DPE B, Peaceful Village



INFORMATION

Town:	Le Pin
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	905 m2

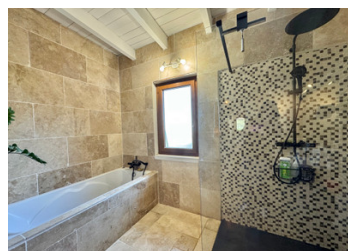
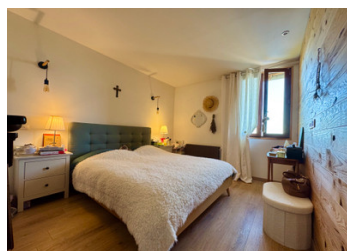
IN BRIEF

This charming stone village house has been beautifully renovated to combine modern comfort with rich historical character.

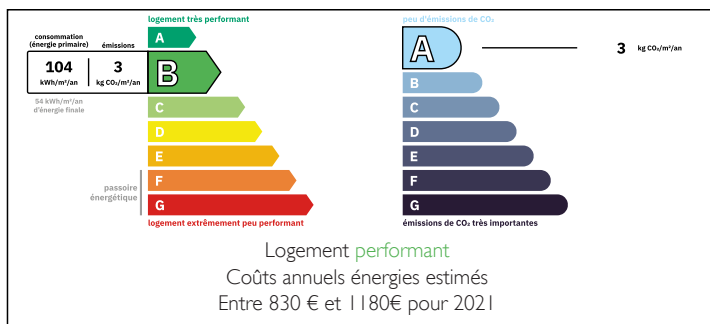
Upstairs, the property offers stylish, spacious living areas filled with natural light. The living and dining room features a stunning fireplace and wood-burning stove, while the sleek, modern kitchen complements the home's blend of old and new. The energy rating is excellent (B), and double glazing has been installed throughout.

There are 3 bedrooms, a separate office, and a modern bathroom with an Italian shower. A superb covered terrace provides the perfect spot for relaxing or entertaining. Outside, there is ample parking and a carport.

A nod to the property's heritage, the ground floor once served as the village forge and still retains some



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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This stunning stone house, formerly the village forge, has been beautifully renovated to blend historic charm with modern comfort. Set in a peaceful, picturesque village, the home offers generous living space, character features, and the exciting possibility to expand further if desired.

First Floor

A welcoming entrance hall leads to a spacious 30 m² dining area featuring a beautiful fireplace with a large wood-burning stove, original stone floors, exposed beams, and period details—an exceptional room full of charm.

The 18 m² kitchen is sleek, modern, and full of character, with a central island and black metal balcony overlooking the lower level.

Downstairs, the 17 m² snug/salon boasts a large picture window with lovely garden views and warm wooden floors.

The 11 m² bathroom is bright and stylish, with a bath, Italian shower, double sinks, and a contemporary vanity unit.

From the dining area, doors open onto a fabulous 27 m² covered terrace—a perfect outdoor dining and entertaining space.

There are two well-sized bedrooms on this level:

Bedroom 1: approx. 14 m² with lovely views and a large walk-in closet

Bedroom 2: approx. 12 m² with garden views and a walk-in closet

A 7.5 m² store room offers useful space and could be converted into an office or child's bedroom. Separate WC.

Second Floor

Office: approx. 10 m², recently decorated and could serve as a fourth bedroom

Storage room: approx. 5.5 m², plumbing in place to