

## Renovated Home, Guest Apartments, Pool & Independent 20ha Farmland



## INFORMATION

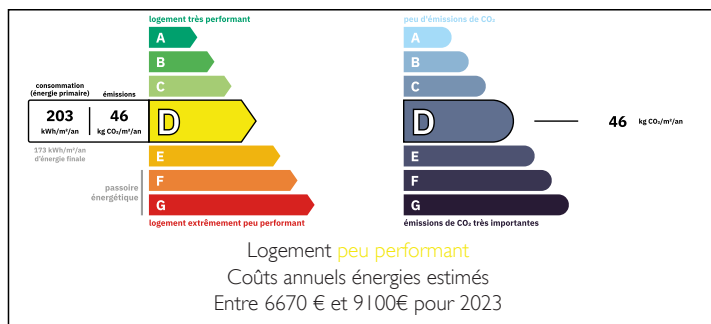
Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	13
Bath:	7
Floor:	415 m2
Plot Size:	200000 m2

## IN BRIEF

Just 10 min from Montauban, this charming property includes a renovated 19th-century home (~300 m²), two independent 2-bed apartments (2 x 55 m²), a 200 m² convertible attic, a pool with summer kitchen, and outbuildings. The main residential area is fully fenced for privacy and peace. Separate from this, approx. 20 ha of fertile farmland (leased for €7,000/year) have independent access, a hangar, and storage buildings. A Gite / Holiday home activity is already in place, generating ~€30,000/year for 6 weeks rental. Perfect for family life, guest accommodation or a countryside lifestyle project.



## 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

Authentic charm, separate farmland, and income potential – a peaceful lifestyle near Montauban  
In the heart of the Tarn-et-Garonne countryside, just 10 minutes from Montauban, this beautifully maintained estate offers:

- A renovated Character 19th-century home (~300 m<sup>2</sup>)
- A converted outbuilding with 2 independent flats and convertible attic
- A swimming pool with summer kitchen & bar
- Outbuildings including dovecotes, laundry room, garage
- Approx. 20 ha of fertile farmland, fully separated with independent access, and farmbuildings.

### Main Residence (~300 m<sup>2</sup>)

- Grand entrance hall with original stone flooring and wooden staircase
- Double reception room: living + dining
- Spacious kitchen, utility room
- 9 bedrooms, 5 bathrooms, including a ground floor suite

Authentic charm, carefully preserved during renovations

### Converted Farmhouse

- Two self-contained 2-bedroom apartments (55 m<sup>2</sup> each)
- Private entrances and outdoor spaces
- Laundry room, garage, and 300 m<sup>2</sup> attic space to develop as gîtes, lofts, or studios
- Fenced Private Grounds
- Main residence area fully fenced and private
- Swimming pool, pool house with kitchen and bar
- 3 dovecotes, including a home cinema and guest suite potential
- Chicken coop, fruit trees, mature oaks, and natural water points

### Farmland (~20 ha) and Farmbuildings

## LOCAL TAXES

Taxe habitation: EUR

## NOTES