

Beautiful renovated house with private studio, enclosed garden, and secure parking near town center



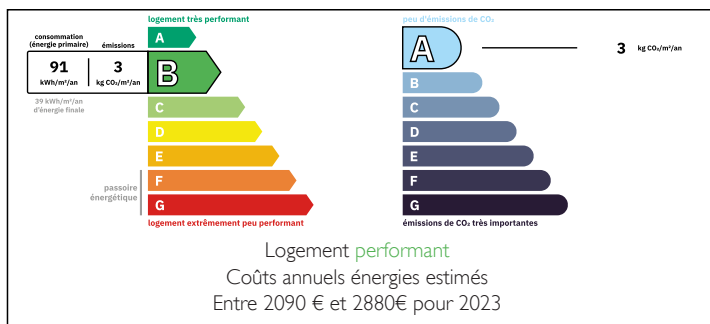
## INFORMATION

Town:	Moissac
Department:	Tarn-et-Garonne
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	1559 m2

## IN BRIEF

Set on the peaceful hillsides of Moissac, just a short walk from the historic town center, this charming renovated farmhouse offers approx. 295 m<sup>2</sup> of living space—perfect for a large family or a tourism project. The property includes 5 spacious bedrooms, 3 shower rooms, 4 toilets, two bright living areas with open kitchens (one with independent access), and a self-contained studio. Nestled on a private, enclosed 1500 m<sup>2</sup> plot with no overlooking neighbors, it also features a secured parking area for 6 vehicles and an attached barn with great conversion potential. South-west facing, the home enjoys plenty of natural light and modern energy efficiency (heat pump, thermodynamic water heater). A rare blend of space, character, and comfort, ideally located 10 mins from the A62 motorway, close to schools, shops, and the train station—just 1h10 from Toulouse International Airport....

## 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.



## LOCAL TAXES

**Taxe foncière:** 715 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Renovated Farmhouse Full of Charm with Independent Studio, on the Hillside, Walking Distance to the Historic Town Centre

Nestled on the peaceful hillsides of Moissac, where the city gently fades into the surrounding countryside, lies a rare and characterful property. A former farmhouse, lovingly restored in harmony with its past, this home offers generous space, tranquillity, and timeless authenticity—perfect for a large family, a welcoming hospitality project, or anyone seeking a refined yet natural way of life.

Behind its secure gate, you'll discover a beautifully enclosed plot of approx. 1,500 m<sup>2</sup>, where privacy and calm reign supreme. Set at the heart of this leafy sanctuary is a fully renovated stone home offering nearly 300 m<sup>2</sup> of living space, facing southwest and bathed in natural light throughout the day. It is a home where heritage and modern comfort meet, where you can enjoy the proximity of town amenities while relishing the serenity of nature.

### Spacious, Light-Filled, and Versatile Interiors

Step inside, and the tone is set immediately: the rooms breathe with space and light, the stone walls and wooden beams whisper stories of times gone by, and the soft sunbeams that filter through the windows invite you to slow down and savour each moment. The main living space is a wide-open area where a bright living room flows into a fully fitted, open-plan kitchen, anchored by a beautiful wood-burning stove that radiates warmth and character.

The house boasts five large bedrooms, all generous in size and layout—ideal for accommodating family,...