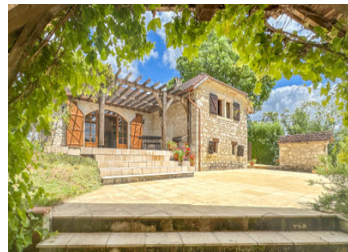


Charming countryside retreat with swimming pool and stunning views, providing spacious accommodation.



## INFORMATION

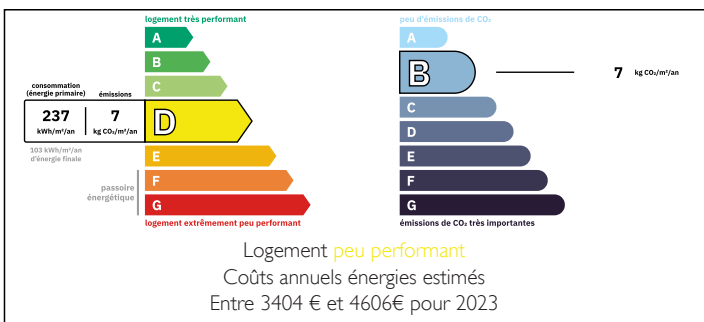
Town:	Labarthe
Department:	Tarn-et-Garonne
Bed:	5
Bath:	4
Floor:	195 m2
Plot Size:	7488 m2

## IN BRIEF

Surely, the drive up to the property already puts a smile on your face! What is not to like: a quiet country lane, views over the rolling countryside, and a small private drive leading to this character property. Ideally located, close to a village with all amenities (4 km) and only 10 km from Castelnau Montratier. This beautiful stone farmhouse has been substantially extended by the current owners, now providing spacious living accommodation with a cathedral style kitchen/dining room, comfortable lounge with open fireplace, 3 en suite bedrooms and 2 further bedrooms sharing a family bathroom. The property opens up to a large terrace with swimming pool and pool house.

Whether you're looking for a family holiday home, a peaceful full-time residence, or an investment in rural charm, this authentic home is a rare find, offering the perfect...

## 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

RENOVATED FARMHOUSE: mostly ground floor living, only bedrooms 1 and 2 have a few steps up and/or down for access

Living room (42,25 m<sup>2</sup>) with fireplace, original old stone sink

Utility room (3,35 m<sup>2</sup>)

Kitchen/dining room (43 m<sup>2</sup>) cathedral style, fully fitted kitchen, French doors opening to back terrace (34 m<sup>2</sup>) with pergola & BBQ, views over the countryside and swimming pool area

Bedroom 1 (18 m<sup>2</sup>) with en suite bathroom (2,75 m<sup>2</sup>) with wash basin, shower, WC and built-in storage

Bedroom 2 (18,5 m<sup>2</sup>) with en suite bathroom (3 m<sup>2</sup>) with wash basin, bath, WC

Bedroom 3 (22,8 m<sup>2</sup>) with suite bathroom (4,2 m<sup>2</sup>) with wash basin, shower, WC

Hallway (17 m<sup>2</sup>)

Bathroom (5,8 m<sup>2</sup>) with wash basin, bath and WC

Bedroom 4 (11,45 m<sup>2</sup>)

Bedroom 5 (14,8 m<sup>2</sup>)

### EXTRA:

Swimming pool, 10 m x 5 m, chlorine pool with Roman steps, heated with heath pump

Pool house (28,5 m<sup>2</sup>) with covered terrace, pool pump installation, summer kitchen, storage

Property extended in 2012 (including a new roof, new septic tank and new kitchen)

Well on the property

Stunning countryside views

Very private location, no near neighbours, no passing road

Easy to maintain, flat garden (7488 m<sup>2</sup> of land)

The property is mostly doubled glazed and benefits from electric radiators

Vazerac : 4 km

Castelnau Montratier : 10 km

Lafrançaise : 13 km

Lauzerte : 18 km

Montauban : 28 km

## LOCAL TAXES

Taxe foncière: 1741 EUR

Taxe habitation: EUR

## NOTES