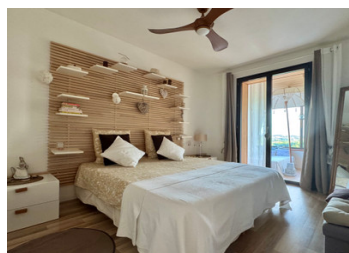
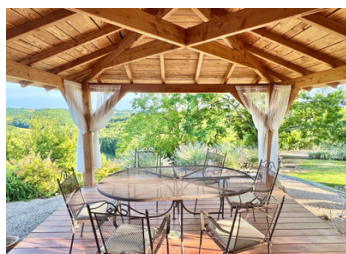


Eco-Friendly 3-Bedroom Home with Stunning Views, Spacious Verandas and Swim Spa



INFORMATION

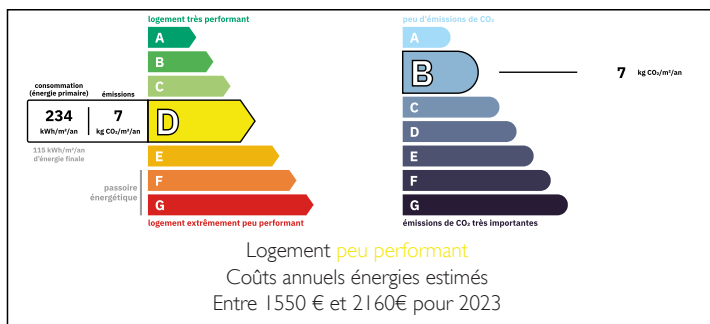
Town:	L'Honor-de-Cos
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	240 m2
Plot Size:	5572 m2



IN BRIEF

Beautiful modern eco home in an exceptional location just 10 minutes from Montauban, offering superb panoramic views, energy efficiency, and versatile living. With 240 m² of habitable space and over 5500 m² of land (part constructible), this light-filled home includes 3 bedrooms, 2 bathrooms, sleek open-plan living, a stylish contemporary kitchen, and excellent insulation with double glazing throughout. Two spacious verandas open directly onto the garden, making the most of the stunning views year-round. A super swimming spa and a covered pagoda add to the outdoor lifestyle. The layout also allows for easy conversion into two separate apartments with private access — ideal for extended family or rental income. Garage, workshop, ample parking, and drainage system conforms. Very low energy bills make this a smart, sustainable choice

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 habitation: EUR

NOTES

DESCRIPTION

Exceptional Eco-Home with Stunning Views, Elegant Interiors & Year-Round Outdoor Living – Near Montauban

This beautifully styled property offers exceptional living spaces both inside and out, designed for comfort, efficiency, and enjoyment.

First Floor

A superb 34 m² veranda with wood panelling and tiled flooring offers breathtaking views. The large windows fully open in summer to bring the outside in, while remaining a warm, inviting space all year round — ideal for relaxing or entertaining.

The sleek, fully equipped 16 m² kitchen is a standout feature, with a central island, large gas range, generous workspace, and plenty of storage. Stylish wooden flooring runs throughout and flows into a bright and spacious 35 m² dining and living area. A modern insert separates the lounge from a flexible office area that could easily serve as an additional bedroom or guest space.

A large, beautifully styled 20 m² bedroom opens onto the veranda through elegant French doors. The adjoining 18 m² ensuite is light-filled and finished to a high standard with an Italian walk-in shower, vanity unit, and basin. Separate WC.

Ground Floor

A second 35 m² covered terrace opens directly onto the garden — another fantastic outdoor living space. This level includes two good-sized bedrooms with tiled floors, a large 32 m² salon with kitchen area, and a bathroom space with plumbing already in place, ready for fitting. There's also a large utility room (buanderie) with plumbing for laundry, plus a generous garage and additional storage room.

Exterior

Set in a beautifully maintained garden with mature trees and shrubs, the outdoor space...