

## Spacious 8-bed family home with guest wing, 2.8ha, views & business potential near Montauban



## INFORMATION

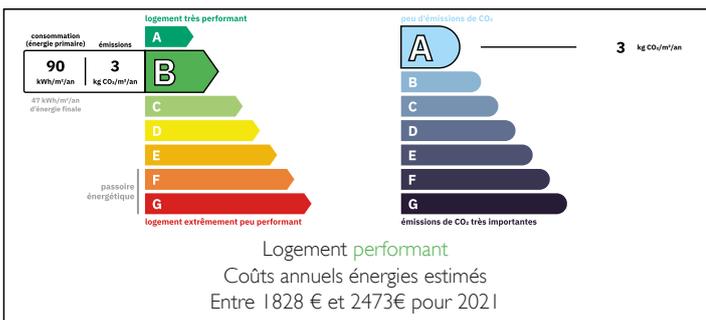
Town:	L'Honor-de-Cos
Department:	Tarn-et-Garonne
Bed:	8
Bath:	9
Floor:	293 m <sup>2</sup>
Plot Size:	28388 m <sup>2</sup>

## IN BRIEF

Set in a peaceful location just 15 minutes from Montauban, this beautifully restored 8-bedroom, 8-bathroom property offers a spacious and characterful family home with the added benefit of a fully independent guest wing. Surrounded by 2.8 hectares of land with landscaped gardens and panoramic countryside views, it combines privacy, comfort and versatility.

The main house is bright and welcoming, while the guest wing with 7 ensuite bedrooms provides excellent potential for a chambre d'hôtes, multi-generational living, or hosting family and friends. A large covered terrace and summer kitchen are ideal for entertaining, and a separate studio offers further flexible space. Two constructible plots (3,700m<sup>2</sup>) add valuable development potential. Energy-efficient features, including geothermal heating and solar panels, ensure low running costs year-round.

## 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

### MAIN HOUSE – GROUND FLOOR

**ENTRANCE HALL:** Welcoming and practical, leading into the main living areas.

**SALON (39m<sup>2</sup>):** A spectacular space with high ceilings, original exposed beams, and a huge open fireplace—a true focal point of the home. Large windows overlook the gardens and fill the room with natural light, creating a warm and inviting living area.

**KITCHEN (16m<sup>2</sup>):** Bright and functional, ideal for family life or entertaining.

**DINING ROOM (25m<sup>2</sup>):** Spacious and light-filled, perfect for family meals or hosting guests, with direct access to the terrace and summer kitchen.

**BEDROOM (16m<sup>2</sup>):** Ground floor double bedroom with ensuite shower room and WC, ideal for guests or step-free living.

A door from the salon connects to the renovated grange, forming a separate guest wing.

### MAIN HOUSE – FIRST FLOOR

**GAMES ROOM / SECOND SALON:** A flexible additional living space overlooking the main salon—ideal as a second lounge, office, or reading area.

**ATTIC (190m<sup>2</sup>):**

80m<sup>2</sup> already prepared for conversion  
Potential for additional bedrooms, a studio, or independent accommodation

**RENOVATED GRANGE – GUEST WING (Ground Floor)**

Accessible from the main house or independently from the terrace:

## LOCAL TAXES

**Taxe foncière: 2814 EUR**

**Taxe habitation: EUR**

## NOTES