

Beautifully restored 8-bed home with land, separate spa & gym – turnkey rental, stunning views



INFORMATION

Town:	L'Honor-de-Cos
Department:	Tarn-et-Garonne
Bed:	8
Bath:	9
Floor:	293 m2
Plot Size:	28388 m2

IN BRIEF

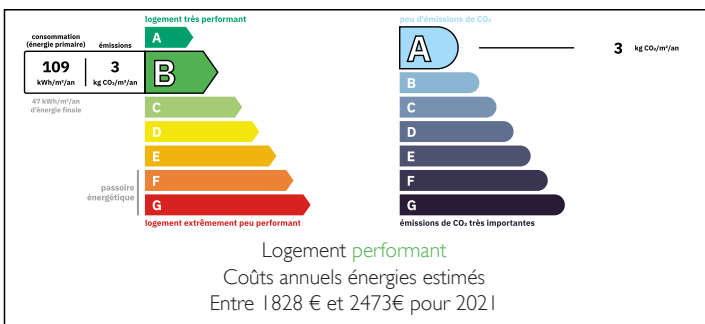
Set on the peaceful northern slopes just 15 minutes from Montauban, this beautifully restored 8-bedroom, 8-bathroom home is in excellent condition throughout. Offering stunning panoramic views across 2.8 hectares of land, the estate includes mature, beautifully maintained gardens and a large vegetable plot with an automated watering system. Additionally, there are two flat constructible plots totaling 3,700m², providing excellent development potential.

Inside, the bright and spacious living areas are full of character and charm. The property benefits from a double garage, mains drainage, and an eco-friendly geothermal heating system complemented by solar panels. For relaxation and wellness, there is a separate spa, sauna, and gym, enhancing the home's appeal as a turnkey rental business.

A huge covered terrace offers the perfect space for outdoor entertaining and enjoying the wonderful views. This spacious family home is also suitable for



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 foncière:	2814 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

MAIN HOUSE – GROUND FLOOR

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

SALON (39m²): A spectacular space with high ceilings, original exposed beams, and a huge, original open fireplace—a true centrepiece. Large garden-facing windows flood the room with natural light, while a glass floor panel above draws in even more from the mezzanine. The room combines historic charm with striking architectural detail.

KITCHEN (16m²): Bright and functional, well-equipped for family life or entertaining.

DINING ROOM (25m²): Spacious and light-filled, ideal for hosting, with easy access to the terrace and summer kitchen.

BEDROOM (16m²): Comfortable double room 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 large, flexible space with skylight and glass floor panel looking down into the salon—ideal as a games room, library, or office.

ATTIC (190m²):

80m² already prepared for conversion, with insulation and plasterboard rails in place

Potential to create up to 4 additional bedrooms, a studio, or independent apartment

RENOVATED GRANGE – GUEST WING (Ground Floor)

Accessible from the main house or independently