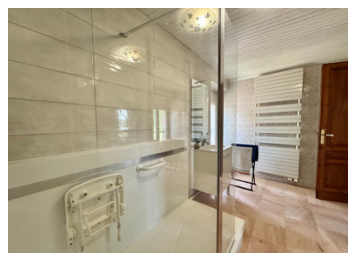


Beautiful stone townhouse, 5 beds, 4 baths, stunning walled garden with pool and spacious double garage

EXCLUSIVE



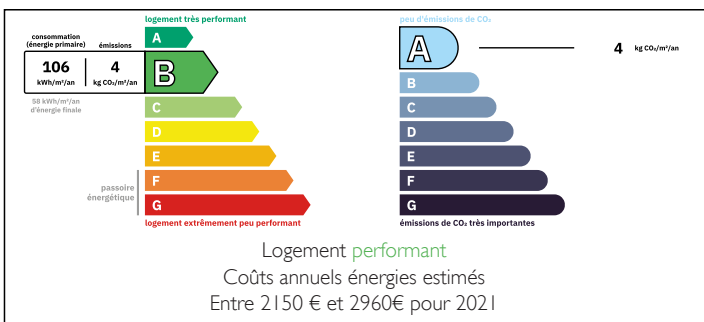
## INFORMATION

Town:	Septfonds
Department:	Tarn-et-Garonne
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	1331 m2

## IN BRIEF

This elegant stone mansion exudes charm, style, and comfort. With 5 spacious bedrooms, 4 bathrooms, an office, and expansive, light-filled living areas, it offers the perfect family home. Beautifully crafted wooden ceilings, high-quality finishes, and double glazing throughout enhance its character, while its C-rated energy efficiency ensures modern comfort. The fully enclosed, tranquil garden is beautifully landscaped with mature trees, palms, and shrubs, and features an exceptional swimming pool with a sun-drenched terrace, perfect for entertaining. Additional highlights include a large basement, double garage, and refrigerated wine cellar. Nestled on the edge of a vibrant village yet close to all amenities, with excellent transport links including a train station, motorway, and large superstores just 10 minutes away, this property combines privacy, space, and undeniable wow-factor, making it truly irresistible.

## 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

### GROUND FLOOR (Front)

Well-equipped kitchen (18 m<sup>2</sup>) with double sink, ample storage, marble floor, and attractive stone archway leading into:

Large dining room (30 m<sup>2</sup>) with fireplace, high ceilings, and hand-crafted wooden ceiling

Shower room (14 m<sup>2</sup>) with Italian shower, marble floor, vanity unit, basin, and storage

Wide, light hallway

Office (19 m<sup>2</sup>) with two large windows overlooking the front garden

Bedroom 1 (18 m<sup>2</sup>) with two sets of tall windows overlooking the garden

Salon (18 m<sup>2</sup>), a snug sitting room with warm wooden ceiling and double windows overlooking the front garden

### FIRST FLOOR

Spiral staircase leading to a large, bright landing

Bedroom 2 (15 m<sup>2</sup>) with large built-in wooden wardrobes and garden views

Two "his and her" shower rooms with walk-in showers, WCs, and wash basins

Bedroom 3 (19 m<sup>2</sup>) with garden views

Bedroom 4 (20 m<sup>2</sup>), spacious, with tall windows overlooking the garden and pool

### SECOND FLOOR

Large attic space of approx. 50 m<sup>2</sup> with development potential

## LOCAL TAXES

Taxe foncière: 2265 EUR

Taxe habitation: EUR

## NOTES