

Charming 4/5 Bed Character Home with 8.5ha, Pool, Stables, Barn, and stream. Close to Village & Amenities



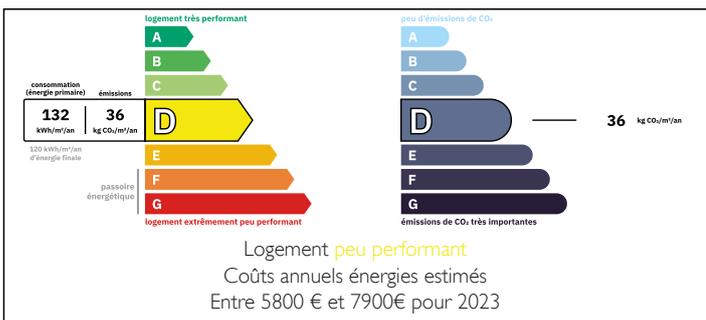
INFORMATION

Town:	Lafrançaise
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	366 m2
Plot Size:	84940 m2

IN BRIEF

A beautiful, spacious 4/5 bedroom family home set on 8.5 hectares, offering privacy, tranquility, and lovely views. The property includes a paddock, stream, stables, barn, and pigeonier, providing flexibility for outdoor hobbies or horses. Inside, light-filled, welcoming living areas include a games room/5th bedroom, office, sauna, attic, and cellar. A covered swimming pool offers year-round enjoyment, alongside versatile outbuildings for hobbies or storage. Peaceful and private, yet just 5 minutes from a lively village with schools, shops, and amenities, with excellent transport links. This charming, atypical property combines character, space, and versatility—perfect for family life, entertaining, and countryside living.

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

Rural Estate with Outbuildings, Covered Pool, and Paddock – Lafrançaise (82130)

Overview:

- Located 25 minutes from Montauban in the peaceful commune of Lafrançaise
- Close to a golf course and local château
- Set on 8.6 hectares of private land, including woodland, pastures, and a paddock
- Secluded, quiet location with panoramic views

Property Layout:

Main House – 370 m²:

- Ground Floor:
 - Spacious living room with high ceilings and fireplace, filled with natural light
 - Kitchen and lounge areas
 - All windows and doors are double-glazed for comfort and energy efficiency
 - Workshop/office with separate entrance, 46 m², including bedroom, bathroom, and cellar
 - Cellar equipped with two professional wine fridges, ideal for enthusiasts or small-scale storage
- First Floor:
 - Mezzanine space (10 m²) suitable for office, studio, or small bedroom
 - Three bedrooms and a bathroom with sauna
 - Large multipurpose room (75 m²) with fireplace and bar, opening onto a rear terrace, perfect for games, music, or entertainment
 - Additional office space and enfilade room

Outbuildings & Pigeonnier:

- Outbuildings totaling 200 m² (garage, workshop, stable)
- Pigeonnier 50 m² with shower and WC – a fun hideout for children, perfect as a den, or potential rental/studio space
- Heating to be installed in the pigeonnier, offering further possibilities

Outdoor Features:

LOCAL TAXES

Taxe foncière: 1351 EUR

Taxe habitation: EUR

NOTES