

Spacious 4/5 bed home with terrace, stunning views, large studio & 2.3ha near Montauban



## INFORMATION

Town:	Piquecos
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	23081 m2

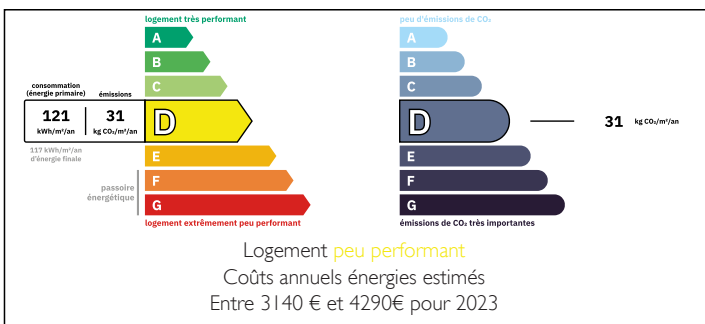


## IN BRIEF

This beautifully maintained 4-bedroom home is ideal for buyers seeking a spacious primary residence near Montauban. Filled with natural light and offering panoramic views of the River Aveyron, countryside and, on clear days, the Pyrenees, it combines comfort, privacy and superb potential. The bright 40m<sup>2</sup> L-shaped living room with corner windows, fully equipped kitchen and second salon make it perfect for families, teleworking or creative professions. A 150m<sup>2</sup> independent studio on the garden level provides excellent scope for a home office, apartment or artisan workspace.

Set on 2.3 hectares with meadows, oak woodland and fruit trees, the property includes workshops, a garage and a south-facing terrace. With double glazing, fibre and good accessibility, it offers light, space and tranquillity just 10 minutes from Montauban's shops, restaurants and amenities.

## 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

EXCEPTIONAL LIGHT-FILLED HOME WITH PANORAMIC VIEWS, OUTBUILDINGS & 2.3 HECTARES – 10 MINUTES FROM MONTAUBAN

Set in an elevated, peaceful position with sweeping views across the River Aveyron, the surrounding countryside and, on clear days, the Pyrenees, this beautifully maintained 4-bedroom home offers outstanding space, versatility and comfort. Perfect as a primary residence near Montauban, it combines bright living areas, superb outdoor space and excellent potential for those seeking a quiet lifestyle with town amenities close at hand.

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GROUND FLOOR – SPACIOUS, BRIGHT & BEAUTIFULLY LAID OUT

A generous light-filled 30m<sup>2</sup> hallway sets the tone for the property, leading into a superb 40m<sup>2</sup> L-shaped living and dining room with striking corner windows and direct access to the south-facing terrace designed in the style of a ship's bridge. The views from here are truly breathtaking.

Bedroom 1 (18m<sup>2</sup>) enjoys terrace access, wonderful natural light and open views, with a shower room and separate WC forming a comfortable suite. Bedroom 2 (16m<sup>2</sup>) features parquet flooring and an ensuite basin and WC, while Bedroom 3 (20m<sup>2</sup>) is currently arranged as a spacious dressing room with excellent storage. A second 27m<sup>2</sup> salon—ideal as an office, games room or teleworking space—benefits from superb light and panoramic views. Bedroom 4 (15m<sup>2</sup>) overlooks the front garden.

The 22m<sup>2</sup> kitchen offers a centre island, plenty of workspace, tiled flooring and direct access to the terrace. High ceilings throughout enhance the impression of space and volume.

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## LOCAL TAXES

**Taxe foncière: 1414 EUR**

**Taxe habitation: EUR**

## NOTES