

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

EXCLUSIVE

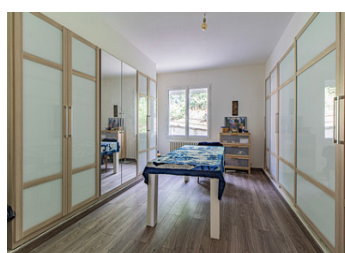


## INFORMATION

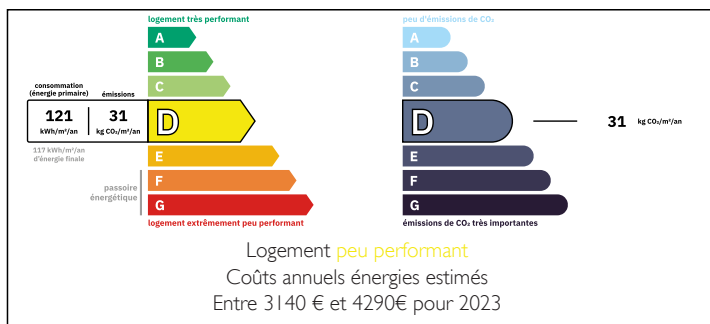
Town:	Piquecos
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	23081 m2

## IN BRIEF

This beautifully maintained 4-bedroom property offers exceptional space, light, and views. From its vast terrace you can enjoy sweeping panoramas across the River Aveyron, a local château, and even the Pyrenees on a clear day. The 40m<sup>2</sup> L-shaped salon is bright and welcoming, with large corner windows that maximise the light. A sleek, fully equipped kitchen, high ceilings, and a versatile games room add to the appeal. The 150m<sup>2</sup> basement studio, not counted in the habitable space, provides outstanding potential. Outside, 2.3 hectares of land are filled with mature shrubs and fruit trees including pomegranate, walnut, cherry, and apple. Additional features include a garage, workshops, a summer kitchen, and a charming pagoda. Suitable for reduced mobility, this is a spacious and adaptable home in excellent condition. Ideally located just 10 minutes from Montauban with its shops, restaurants, museums,...

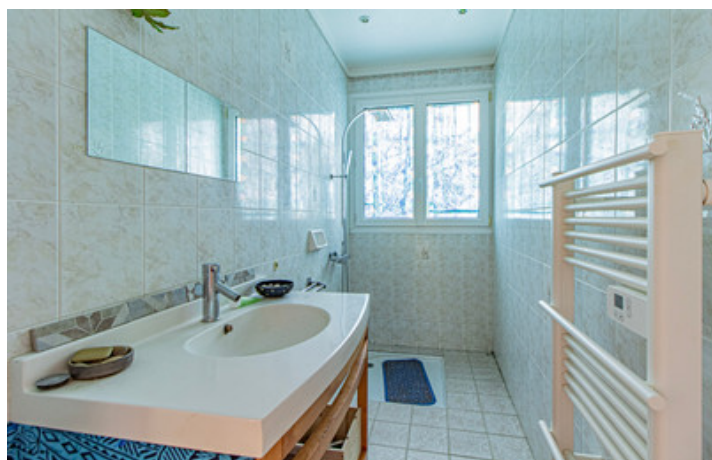


## ENERGY - DPE



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: 1414 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

The ENTRANCE leads into a fantastic light-filled HALLWAY (30m<sup>2</sup>), setting the tone for this bright and spacious home. This flows into a WONDERFUL L-SHAPED SALON AND DINING AREA (40m<sup>2</sup>) with superb corner windows, offering breathtaking views and direct access to the TERRACE which is based on the design of a ship's bridge. BEDROOM 1 (18m<sup>2</sup>) features double doors onto the terrace, plenty of natural light, and spectacular views. A SHOWER ROOM with Italian shower and separate WC completes this suite. BEDROOM 2 (16m<sup>2</sup>) boasts beautiful parquet flooring, an ensuite hand basin, and WC. BEDROOM 3 (20m<sup>2</sup>) is currently used as a large dressing room with abundant storage. The SECOND SALON/GAMES ROOM/OFFICE (27m<sup>2</sup>) is another light-filled space with beautiful vistas. BEDROOM 4 (15m<sup>2</sup>) looks out over the front of the property.

The KITCHEN (22m<sup>2</sup>) is extremely attractive, with tiled flooring, a centre island, plenty of workspace, and access onto the TERRACE. High ceilings throughout the property enhance the sense of space and volume.

### ATTIC LEVEL

The stairs lead to the ATTIC LEVEL, currently blocked off, but this space offers enormous potential to significantly expand the living area. Windows run along the full length, flooding the area with light.

### REAR GARDEN / BASEMENT LEVEL

Descending to the REAR GARDEN LEVEL, there is a HUGE STUDIO (67m<sup>2</sup>) already developed, with an additional 80m<sup>2</sup> ready to furnish. This could easily become a superb apartment. The studio features large windows and doors opening onto the garden, with a ceiling height of 2.4m. There...