

## Exceptional renovated stone property with pool, views & 1.8ha near Montpezat-de-Quercy



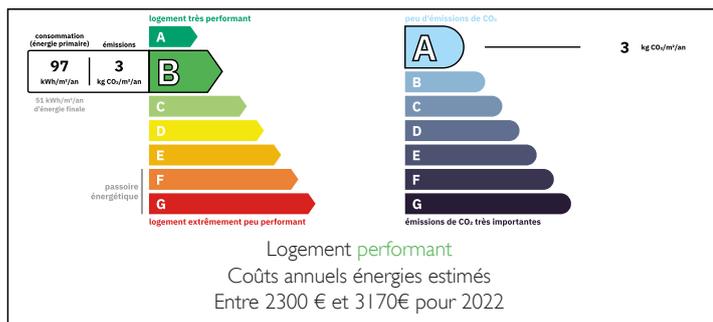
## INFORMATION

Town:	Montpezat-de-Quercy
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	235 m <sup>2</sup>
Plot Size:	18915 m <sup>2</sup>

## IN BRIEF

Set near the beautiful white-stone village of Montpezat-de-Quercy, this superbly renovated independent property enjoys a remarkable setting at the end of a long private driveway. The location offers complete tranquillity, open views and total privacy, while remaining close to local amenities. Finished to an exceptional standard throughout, high-quality modern comfort is combined with stunning character features. Large double-glazed windows flood the interior with natural light, while the generous volumes and cathedral ceilings create an impressive sense of space. Heating can be switched between gas central heating and a heat pump, offering flexibility and efficiency. The accommodation is highly versatile, ideal for family living, entertaining, or working from home. The landscaped grounds extend to approximately 1.8 hectares, with lawns, woodland, a beautiful saltwater swimming pool, large terraces and mature planting. A magnificent stone grange of around

## 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

Conservatory / office – 14m<sup>2</sup>

Entrance hallway

Shower room with Italian shower and WC

Laundry room

Main living room / séjour – approx. 60m<sup>2</sup>

Stunning cathedral-ceiling room with exposed beams, huge picture windows overlooking the garden and two sets of double doors opening onto the terrace. Exceptional light and character.

Beautiful open-plan fitted kitchen with large central island

Rear kitchen / pantry (arrière-cuisine) – 9m<sup>2</sup>

Bedroom 1 – 18m<sup>2</sup> (front views)

Bedroom 2 – 14m<sup>2</sup> (garden views, exposed beams)

Bathroom – 7m<sup>2</sup> with bath, vanity unit and WC

Second fitted kitchen / multi-use room – 26m<sup>2</sup>

Ideal as a studio, hobby room, guest suite or additional bedroom, with external access

Tiled floors throughout the ground floor.

### FIRST FLOOR

Accessed via a beautiful white-stone staircase from the living room:

Mezzanine landing and long hallway

Walk-in wardrobe / storage room

Salon / snug – 36m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **2884 EUR**

Taxe habitation: **EUR**

## NOTES