

## Modern country house for sale with panoramic views and guest apartment – near Montaignu-de-Quercy



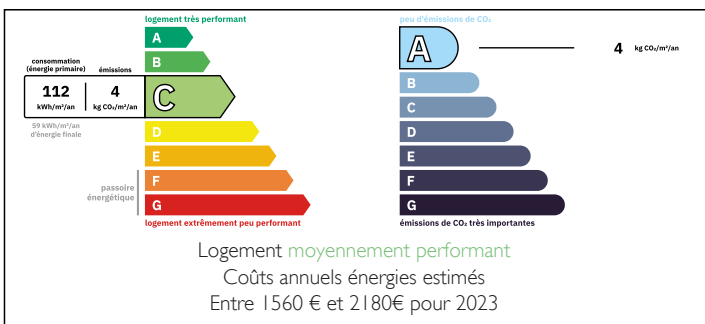
## INFORMATION

Town:	Montaignu-de-Quercy
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	170 m <sup>2</sup>
Plot Size:	3517 m <sup>2</sup>

## IN BRIEF

Set in a peaceful hillside location just 2 km from the lively village of Montaignu-de-Quercy with shops and a weekly market, this beautifully maintained architect-designed home (2007) enjoys breathtaking panoramic valley views across the valley and, on clear days, even the Pyrenees on the horizon. Designed for comfort and easy living, the house is bright and spacious, with a welcoming open-plan kitchen and living area flowing into a stunning veranda that opens onto a large covered terrace—perfect for outdoor dining while enjoying the scenery. The ground floor includes a generous bedroom with dressing room and private bathroom, while upstairs a self-contained apartment with living area, kitchenette and two en-suite bedrooms offers ideal space for guests or excellent rental potential. The easy-maintenance garden with fruit trees, multiple terraces and double carport completes this attractive property, perfect as a family...

## ENERGY - DPE



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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:

Entrance hall (3,5 m<sup>2</sup>)

WC (1,75 m<sup>2</sup>) with wash basin

Office (3,8 m<sup>2</sup>) open to the living area

Kitchen/living room (36 m<sup>2</sup>) with fully fitted kitchen

Véranda (22 m<sup>2</sup>) with stunning views over the surrounding countryside, reversible air-conditioning, leading to a covered terrace (20 m<sup>2</sup>) - imagine enjoying long summer evenings on the terrace, dining with friends while watching the sun set over the rolling countryside.

Utility area (4,25 m<sup>2</sup>)

Pantry (4,45 m<sup>2</sup>) with external door, technical room with heat pump

Bedroom 1 (15 m<sup>2</sup>) with doors to terrace with views, dressing & en suite bathroom (7,5 m<sup>2</sup>) with wash basin, shower and WC

FIRST FLOOR: all rooms are under the eaves, room sizes are floor space

Living area with kitchenette (22,35 m<sup>2</sup>)

Bedroom 2 (23,5 m<sup>2</sup>) with en suite bathroom (5,85 m<sup>2</sup>) with wash basin, shower and WC, and storage

Bedroom 3 (16,75 m<sup>2</sup>) with en suite bathroom (4,65 m<sup>2</sup>) with wash basin, shower and WC, and storage

GARDEN LEVEL:

Basement (19 m<sup>2</sup>)

### EXTRA:

Stunning views over the surrounding countryside (on a clear day you can see the Pyrenees from here !)

Garden (total plot size 3517 m<sup>2</sup>), easy to maintain, with fruit trees

Rainwater storage : 2 x 4000 l

The property benefits from double glazing and reversible, underfloor heating (heat pump).

Carport for 2 cars

A rare opportunity combining comfort, privacy and income potential in the heart of South-West France. Bright and spacious, the house is designed for relaxed indoor-outdoor living, with a...

## LOCAL TAXES

Taxe foncière: 1595 EUR

Taxe habitation: EUR

## NOTES