

Spacious 12-bed property, 29 acres, , beautiful views, private pool, ideal hospitality or large family home

EXCLUSIVE



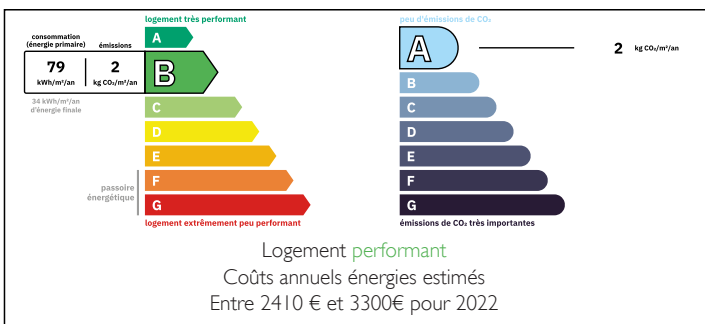
## INFORMATION

Town:	L'Honor-de-Cos
Department:	Tarn-et-Garonne
Bed:	12
Bath:	12
Floor:	400 m2
Plot Size:	118879 m2

## IN BRIEF

Formerly operated as a daycare home, this substantial property of approximately 400 m<sup>2</sup> offers a rare opportunity to acquire a versatile home with exceptional potential. Set within 11.88 hectares (29,3 acres) of meadows and woodland, the property enjoys a peaceful, private setting with far-reaching countryside views. The accommodation is currently arranged as 12 bedrooms, the majority with en-suite facilities and some with independent access, making it ideally suited to a hospitality or wellness project, group accommodation, or multi-generational living. At the same time, the layout offers excellent scope for reconfiguration into a more traditional family home if desired. The generous living spaces are full of character and natural light, while outside, the beautifully landscaped gardens, pool area with summer kitchen, and extensive grounds create a superb lifestyle environment. A rare combination of space, flexibility and setting.

## 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:

The ground floor is centred around generous, light-filled living spaces full of character. A spacious 40 m<sup>2</sup> living room enjoys excellent natural light and lovely open views across the surrounding countryside. A second sitting room, warm and inviting, features a beautiful fireplace and original terracotta tiles, adding charm and authenticity.

The kitchen is well-positioned and practical, complemented by a utility room and a large boiler room equipped with multiple heat pump systems and hot water tanks, previously designed to support a high level of occupancy.

This level also offers several bedrooms, each with en-suite shower facilities, some of which benefit from direct external access—ideal for hosting guests, independent living, or flexible use.

A conservatory to the side of the house provides an additional pleasant living space, creating a seamless link between indoors and outdoors.

### FIRST FLOOR:

The first floor offers extensive additional accommodation, currently arranged as multiple en-suite bedrooms. Previously used for guest accommodation, this space now presents excellent potential to be reconfigured into larger bedrooms, additional reception rooms, or a more traditional family layout if desired.

A particularly spacious principal suite benefits from a private bathroom and direct access to a balcony with far-reaching countryside views.

A games room completes this floor, adding further versatility and lifestyle appeal.

### EXTERIOR

The property is set within 11.88 hectares of land,

## LOCAL TAXES

Taxe foncière: **4018 EUR**

Taxe habitation: **EUR**

## NOTES