

Charming home with over 1 hectare of land, pleasant countryside setting close to the village



INFORMATION

Town:	Vazerac
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	112 m ²
Plot Size:	10140 m ²

IN BRIEF

Just 2 minutes from Vazerac, this charming 112 m² home offers a rare lifestyle opportunity, combining privacy, space and natural surroundings, set within over 1 hectare of beautifully tree-lined land with no overlooking neighbours.

The house features a bright 24 m² living and dining area with a wood-burning insert, opening onto a covered terrace perfect for outdoor living. A fully equipped kitchen, 3 bedrooms, a study, a bathroom and a shower room provide flexible and comfortable accommodation across two levels, with the option for ground-floor living.

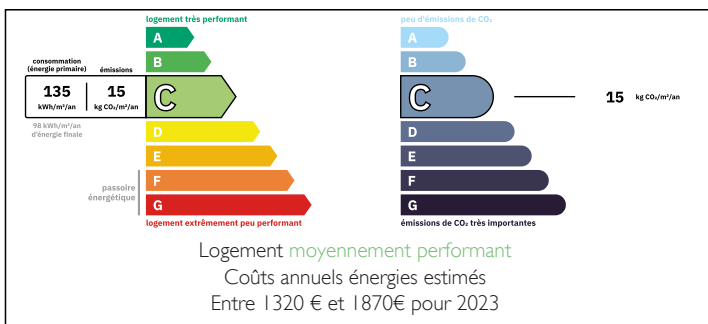
Outside, the grounds offer a mix of garden, fruit trees and oak woodland, ideal for enjoying nature, keeping animals or creating a pool. A 50 m² barn adds further potential.

Peaceful yet accessible, just 15 minutes from Moissac

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.

ENERGY - DPE





DESCRIPTION

Just 2 km from the charming village of Vazerac, this characterful home of approximately 112 m² offers far more than a place to live – it offers a lifestyle. Set within over one hectare of private, tree-lined grounds, with no overlooking neighbours, the property enjoys a peaceful and unspoiled environment, ideal for those seeking space, tranquillity and a connection to nature.

From the moment you arrive, the setting creates a sense of calm. The land unfolds into a mix of open garden, fruit trees and mature oak woodland, offering a variety of atmospheres throughout the seasons. Whether enjoying long summer meals on the terrace, quiet mornings outdoors, or simply the surrounding nature, this is a home designed for relaxed living.

The house itself has been carefully maintained and tastefully renovated, preserving its original charm while incorporating modern comforts. It is perfectly suited as a main residence, a holiday home, or even a lifestyle project in a highly desirable area of southwest France.

Accommodation

Living space: approx. 112 m²

Ground floor:

- Dining room: 24 m² (with wood-burning insert, terrace access)
- Fully equipped kitchen: 9.6 m²
- Bedroom: 10.5 m²
- Lounge / optional bedroom: 9.3 m²
- Shower room: 3.5 m²
- Utility room: 4 m²
- Separate WC

First floor:

- Landing / hallway: 11.5 m²
- Bedroom: 20.5 m²
- Bedroom: 10.6 m²

LOCAL TAXES

Taxe habitation: EUR

NOTES