

## Beautifully Renovated Stone Country Home with Guest Apartment and pool, 5 hectares of land



## INFORMATION

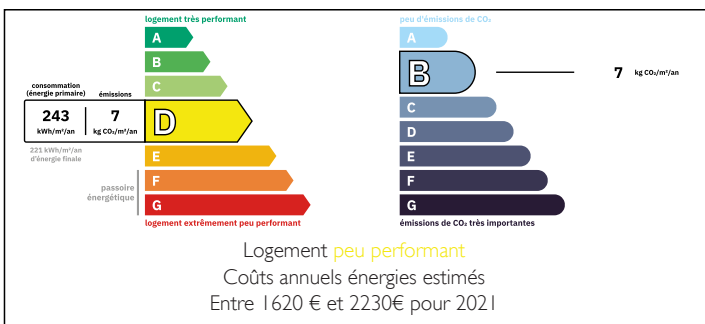
Town:	Varen
Department:	Tarn-et-Garonne
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	50000 m2



## IN BRIEF

Set in an elevated position on the outskirts of a charming hamlet, this original stone property offers the perfect blend of authentic French character, modern comfort and exceptional panoramic views of the French countryside. Surrounded by approximately 5 hectares of land, the house has been sympathetically renovated to a high standard, creating a peaceful countryside retreat with flexible accommodation and excellent outdoor living spaces. This property is ideal as a family home, holiday home or property with guest/rental potential.

## 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

The main house opens into a spacious and welcoming open-plan fully equipped kitchen, dining and living area (approx. 60m<sup>2</sup>), ideal for entertaining. At the heart of the living space is a log burner, creating a wonderfully warm and cosy atmosphere during the cooler months — the perfect place to gather after a countryside walk, enjoy a glass of wine by the fire, or simply relax while winter evenings unfold outside. The interior combines contemporary finishes with the charm of traditional stone architecture, making this a comfortable year-round home as well as an idyllic summer retreat. A separate WC and storage room complete the ground floor.

Double doors lead directly onto a generous terrace (approx. 29 m<sup>2</sup>), perfectly positioned to enjoy the tranquillity and panoramic views across the rolling French countryside. This is an ideal space for outdoor dining, relaxing with family and friends, or simply taking in the surrounding landscape.

On the first floor, the property offers two bedrooms (approx. 13.5 m<sup>2</sup> / 8.3 m<sup>2</sup>), a modern bathroom, and a beautiful main bedroom suite (approx. 18 m<sup>2</sup>) with its own shower room.

Beneath the main house is a separate self-contained apartment, ideal for guests, extended family or potential rental income. It includes a fully equipped open-plan kitchen, dining and living area (approx. 33m<sup>2</sup>), a bedroom (approx. 12.5 m<sup>2</sup>) with a large walk-in closet and a shower room. A door opens onto a covered terrace running the length of the building, with a further outdoor area perfect for dining...

## LOCAL TAXES

**Taxe foncière: 1017 EUR**

## NOTES