

Charming Navigable Luxemotor Houseboat – Life on the Waterways in Montech, Tarn et Garonne



INFORMATION

Town:	Montech
Department:	Tarn-et-Garonne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	0 m2

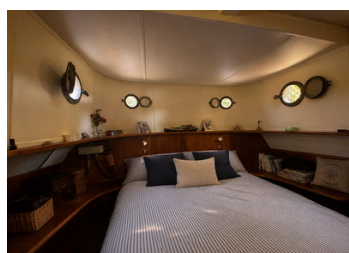
IN BRIEF

A rare opportunity to acquire a characterful and fully converted Luxemotor houseboat, offering the freedom to combine home, travel and life on the French waterways.

Dating from 1923, this approximately 23.90m x 4.10m vessel retains the character of a traditional Dutch barge while providing comfortable accommodation for life aboard. The interior includes an open-plan living and kitchen area, two bedrooms, two bathrooms and a separate pilot house.

Outside, the deck in front of the wheelhouse provides useful additional space and is protected by an awning, creating a pleasant sheltered area for enjoying the water and surrounding countryside.

Currently moored at the Port de Montech, the boat is ideally positioned for exploring the Canal de Garonne and the wider French canal network.



ENERGY - DPE

DPE not required.

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

This charming 1923 Luxemotor offers a genuinely different way of life, combining the character of a traditional Dutch barge with comfortable converted accommodation and the freedom to navigate the French waterways.

Measuring approximately 23.90m in length and 4.10m in beam, the boat is fully converted and navigable. The accommodation comprises a spacious open-plan living area with kitchen, two bedrooms and two bathrooms, including an owners' cabin with its own en-suite bathroom. There is also a separate pilot house and useful storage space within the forepeak.

The exterior provides a good-sized deck area in front of the wheelhouse, with an awning providing shelter and creating an additional outdoor space for relaxing, dining or simply watching life on the waterways go by.

The vessel is powered by a Deutz 75 CV diesel engine and benefits from a recent survey. The ES-TRIN certificate is valid until 2034.

Currently moored at Port de Montech, the property is particularly well placed for anyone wishing to enjoy life on the Canal de Garonne. The port is situated just a few hundred metres from the centre of Montech, where local shops and amenities are readily accessible. The canal-side paths and cycle routes also provide opportunities for walking and cycling directly from the port.

The Lifestyle

Life aboard offers the possibility of waking up beside the water, enjoying breakfast on deck and then deciding whether the day calls for exploring the local area or simply staying put and enjoying the peace and tranquility of the canal.

For those...

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