



VIALEX International

Immobilier SAS

Ref
82692



Price including commission
225 000€

Commission 7,1%
Price excluding commission
210 000€

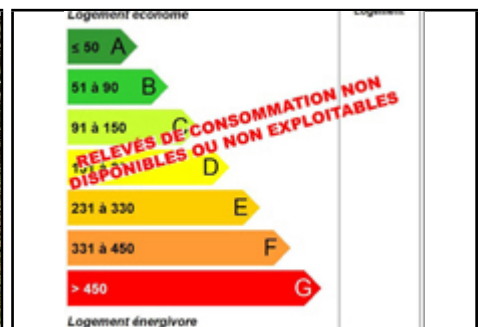
An absolutely charming Quercy stone farmhouse set in an acre with fabulous south facing views, nr Castelsagrat, Tarn et Garonne. Exposed stone walls, beamed ceilings, tiled floors and all facing out across a beautiful rural valley, and close to villages with shops and restaurants.

Entrance to a spacious beamed living room (36m²) with exposed stone walls, woodburning stove and views to the countryside. Kitchen/dining room (22m²) with tiled floor, beamed ceiling, fitted kitchen and glazed door to very sunny south facing dining terrace. Upstairs are 3 spacious double bedrooms, all with views south, pine floors, built-in wardrobes. Two share a bathroom and the master bedroom has an en-suite shower room.

The property is in a private but non-isolated location with 4300m² gardens . There is a super 75m² stone tiled terrace to the side of the house with a covered dining area for when it is too hot. The gardens are mature, with a terrace level with an out-of-ground (oog) swimming pool benefitting from the views. To the side of the house on arriving, ample parking and a detached double garage. The property is presented in good condition and is ideal either for holidays or for permanent living. Excellent value for money.

Castelsagrat with bakery, shop and restaurant 5 mins. Toulouse airport 1hr. Bergerac 80 mins.

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Bedrooms 3 **Reception** 1 **Bathrooms** 2 **Central Heating** ELEC **Swimming Pool** OOG

Drainage To renovate **Floorspace** 120m² **Taxes Foncières** 750€ **Mandate N°** 2867

All measurements are approximate. Agency commission, included in the price, payable by the buyer.

