



VIALEX International

Immobilier SAS

Ref
82644

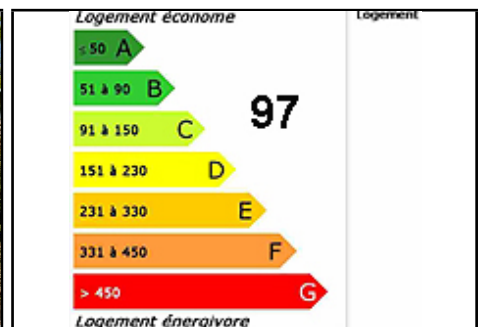


Price including commission
249 000€

Commission 6,0%
Price excluding commission
235 000€

A characterful country property in a quite extraordinary location with panoramic views to a pretty valley nr Bourg de Visa, Tarn et Garonne. A spacious home set in nearly 6 acres mainly wooded banks, with a super 12m heated swimming pool, garage and stunning views all around. Long drive arriving at parking space and garage. As you walk to the house you are immediately taken by the beautiful views, over the rooftop and over the pool to the valley below. The accommodation is presented in move into condition. From one of the terraces overlooking the pool, you enter the front door to a small hallway with a study off with views. Sunny living room (7.0m x 4.6m) with beamed ceiling, open fireplace and 2 windows to the lovely country views. Double bedroom 1 (4.8m x 3.0m) with beamed ceiling, tiled floor, en-suite bathroom, andviews. Double bedroom 2 is very spacious (7.0m x 4.3m) and has views. Wet room shower room. Downstairs is the kitchen/dining room (5.6 x 3.2) with tiled floor, fully fitted units and a French window out to the covered dining terrace with views down the valley and access to the swimming pool. Laundry room. There is an independent guest suite comprising double bedroom (5.0m x 2.9m), en-suite shower room and balcony with views. Steps down to the enclosed swimming pool area with a 12m x 6m salt water and heated swimming pool with sunny terraces. Separate garage and store sheds. Land area 2.3hectares. A character home in a wonderful location. Get away from it all ! 5 mins to villages with shops and restaurants. 1hour Toulouse and Bergerac airports.

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Bedrooms 3 **Reception** 1 **Bathrooms** 3 **Central Heating** ELEC **Swimming Pool** YES
Drainage To standards **Floorspace** 130m2 **Taxes Foncières** 800€ **Mandate N°** 2756

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

