



VIALEX International

Immobilier SAS

Ref
82728



Price including commission
299 000€

Commission 6,8%
Price excluding commission
280 000€

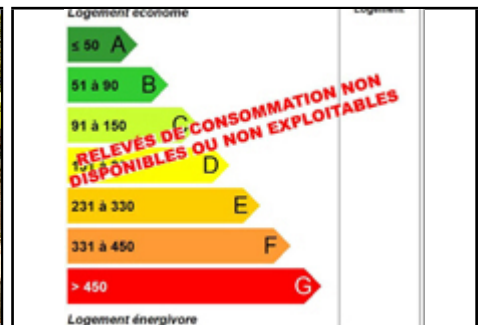
A characterful stone house with swimming pool set in over 5 acres grounds, nr the popular market villages of Roquecor and Montaigu de Quercy, Tarn et Garonne. Set in a quiet rural location, but not isolated, this pretty property has been fully and tastefully renovated to offer a comfortable 3 bedroom home with efficient air source central heating, double glazing and a swimming pool.

At the end of a country lane, ample parking either in the field or the 2 car car-port. You walk past the 8m x 4m swimming pool with sunny, stone slabbed terraces to the front entrance. There is a hallway with 2 double bedrooms off, with tiled floors and sharing a modern tiled bathroom. The spacious (30m²) tiled living room has high, beamed ceiling and a dining area up a few steps. The country kitchen has an island and French windows out to a long, south facing covered dining terrace. The main double bedroom is very spacious and also has French windows leading out onto the terrace. Modern shower room alongside.

The house is surrounded by over 5 acres (2.2ha) grounds, with wooded slopes to the front and a 2 acre plus fenced paddock for horses at the rear, together with a horse shelter with water connected.

An ideal permanent or holiday home in good condition and within a few minutes drive of both Roquecor and Montaigu de Quercy with shops, restaurants and produce markets. Toulouse airport 1hr.

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Bedrooms 3	Reception 1	Bathrooms 2	Central Heating YES	Swimming Pool YES
Drainage To renovate	Floorspace	Taxes Foncières 383€	Mandate N° 2940	

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

