



VIALEX International

Immobilier SAS

Ref
82714



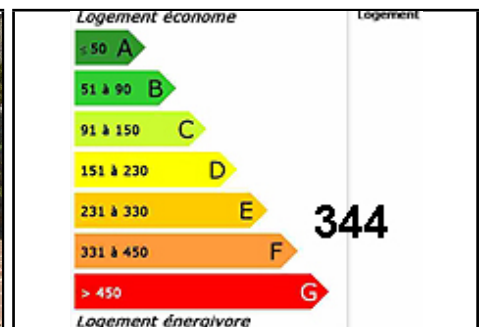
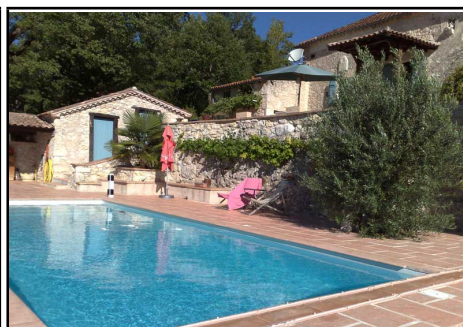
**Price including
commission
249 000€**

Commission 6,0%
Price excluding
commission
235 000€

Location, location, location ! A superb location for this characterful Quercy stone farmhouse with heated salt water swimming pool and set in 2 acres grounds with fabulous views, quiet rural location nr Montaigu de Quercy, Tarn et Garonne. Gated entrance off a quiet country lane to ample parking and 3 car, car port. As you walk around to the front of the house, you have glorious far reaching views all around you, and especially from the sunny terraces. Stone steps up to the front entrance and into the open plan living/dining room (40m²) with beamed ceiling, wood floor, open fireplace and views over the countryside. Compact kitchen. Tiled bathroom. 2 double bedrooms. The accommodation is not enormous, but characterful and ideal as a holiday home for a couple, with friends. There is gas central heating. Under the house is a cool wine cellar.

From the sunny terrace in front of the house, a few steps down and you are on the swimming pool terrace with 10.5m x 4m heated salt water swimming pool, complete with electric security cover. There is a covered dining terrace and small stone poolhouse with shower. There are lawned gardens with mature flowering trees and shrubs around the house and then an acre+ of oak woodlands. 8693m² in all. Rural location yet just a few minutes to Montaigu, Roquecor, Beauville, with shops, restaurants and produce markets. Toulouse and Bergerac airports 75 mins

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Bedrooms 2	Reception 1	Bathrooms 1	Central Heating YES	Swimming Pool YES
Drainage To renovate	Floorspace 78m ²	Taxes Foncières 703€	Mandate N° 2902	

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

