



**VIALEX** International

Immobilier SAS

**Ref**  
**82737**



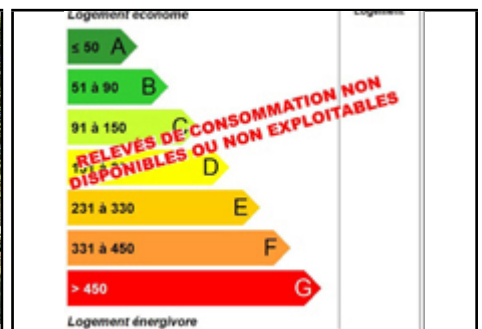
**Price including commission**  
**288 000€**

Commission 6,7%  
Price excluding commission  
270 000€

An absolutely charming stone country house with heated swimming pool and set in over an acre of mature gardens, idyllic rural location nr Montaigu de Quercy, Tarn et Garonne. A large family home in a glorious location with central heating and 5 bedrooms is ideal for family holidays or a permanent home. Set at the end of a country lane and with panoramic views to rolling hills.

Steps up to the sunny terrace and entrance hall. To the left the country, fitted, kitchen (15m<sup>2</sup>) with beamed ceiling and country views. To the right the dining room (20m<sup>2</sup>) with the same views. Through to a long and spacious living room (38m<sup>2</sup>) with tiled floor and woodburning stove, French window to terrace. There are two double bedrooms and a family bathroom on the ground floor. Upstairs three further, large double bedrooms, a hobby area, linen cupboard and shower room. Under the house are two wine cellars and laundry room. Attached to the side of the house is a single garage, and workshop/store. The house is surrounded by 5030m<sup>2</sup> mature gardens with lawns and fruit trees, and views to the hills. 10m x 5m heated swimming pool in walled area with generous sunny terraces, and with an electric security roller cover. Small barn with 4 store rooms. A delightful home in a super location. Villages with shops and restaurants within 10 mins. Toulouse and Bergerac airports 75 mins.

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**Bedrooms** 5    **Reception** 2    **Bathrooms** 2    **Central Heating** PART    **Swimming Pool** YES  
**Drainage** To improve    **Floorspace** 200m<sup>2</sup>    **Taxes Foncières** 1671€    **Mandate N°** 2955

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

