



Ref
82696



**Price including
commission
343 000€**

Commission 7,2%
Price excluding
commission
320 000€

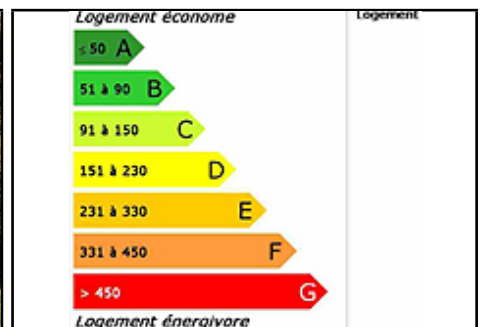
A grand looking stone house set in over an acre of sunny gardens with a swimming pool, nr Montaigu de Quercy, Tarn et Garonne. This spacious stone house was built for the current owners 80 years ago, is set in a glorious rural location with views along a pretty valley, and is close to villages with shops. It has oil fired central heating and has been repainted inside throughout. Entrance is via gates to a courtyard and then steps up to the front door. A long hall (8.6m x 2.0m) leading to a bright living/dining room (8.0 x 4.0) , study and basic kitchen which will need fitting out. Upstairs are 4 double bedrooms and a tiled bathroom. One of the bedrooms and the hall give out onto balconies with views over the countryside. There is a large insulated attic. Below the house a wine cellar.

The house is surrounded by fully fenced and lawned gardens of 5000m2 with many mature trees and with a 10m x 5m swimming pool with sun terraces around. To the side of the gardens is a very large garage/workshop.

A lovely peaceful location in a no through lane, with only 2 other properties, and within a few minutes drive of Montaigu de Quercy, Roquecor and Beauville for shops and restaurants.

Montaidu de Quercy 5mins. Toulouse and Bergerac airports 75mins.

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Bedrooms 4 **Reception** 2 **Bathrooms** 1 **Central Heating** YES **Swimming Pool** YES
Drainage To renovate **Floorspace** 150m2 **Taxes Foncières** 1900€ **Mandate N°** 2875

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

