



Ref
82664



Price including commission
209 000€

Commission 7,2%
 Price excluding commission
 195 000€

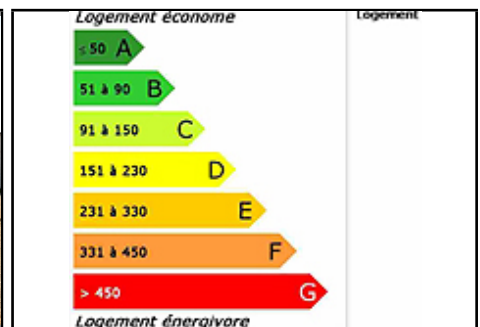
An interesting opportunity to acquire a pretty stone farmhouse set in 2000m² gardens with salt water swimming pool and views, nr Montaigu de Quercy, Tarn et Garonne. Set in a small rural hamlet, with far reaching southerly views, the farmhouse has a renovated roof and some of the shutters and windows replaced. It is basically habitable but requires a full internal renovation to bring it up to standards.

Steps up to entrance hall and into the spacious kitchen/dining room (30m²) with wood floor, beamed ceiling and open fireplace. Views. Beamed living room (25m²) with wood floor and woodburning stove. 3 double bedrooms and a shower room with WC. Below the house are 2 large wine cellars and a garage. These could be converted to accommodation if required.

There are private gardens with lawns and hedges and a 10m x 5m salt water swimming pool with sunny terraces and a pool house with changing room and shower.

This property is available with a fully renovated home with swimming pool and views for an additional 399 000€. Montaigu de Quercy with its produce market, shops and restaurants is just 10mins. Toulouse and Bergerac international airports 75 mins.

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Bedrooms 3 **Reception** 1 **Bathrooms** 1 **Central Heating** NO **Swimming Pool** YES
Drainage To renovate **Floorspace** 100m² **Taxes Foncières** **Mandate N°** 2810

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

