



Tarn Et Garonne - St Nicolas De La Grave - Impressive House With Guest House In The Village With 7,650m2 Of Parklike Gardens,

€395,000

Ref: JAS-940

82210, Tarn-Et-Garonne, Occitanie

* 2 Beds * 2 Baths * 282m2

An impressive farmhouse with separate 2 bed gite, natural pool and 7650m2 of parklike gardens on edge of St Nicholas de la Grave. The current living accommodation has been well renovated and is all on one level, with double glazed windows and doors, walls well insulated and each room has efficient reversible...

- Energy Consumption: D Number of rooms: 12 Situation: Commerces
- Médecin
- Crèche
- Aéroport
- Ecole primaire
- Gare
- Cinéma
- Gare TGV
- Hôpital/Clinique
- Supermarché
- Ecole secondaire

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

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Property Description

An impressive farmhouse with separate 2 bed gite, natural pool and 7650m² of parklike gardens on edge of St Nicholas de la Grave. The current living accommodation has been well renovated and is all on one level, with double glazed windows and doors, walls well insulated and each room has efficient reversible air conditioning units. Attached to the house is an old wine making space, pigeonier and top floor which can also be renovated. The roof is in good condition. The parklike gardens are well planted with ornamental trees and shrubs, a natural swimming pool and deck like terrace. House Entrance hallway (22,90m²) Fully equipped kitchen and dining room (30,85m²) with two French doors to the garden Salon (31,79m²) Living room (31,79m²) or Bedroom 2 Master bedroom (20,79m²) with french doors to garden, en suite bathroom with WC and jack and Jill en suite shower room with WC ? with door to hallway so is also the family shower room. Utility area at the end of the hallway with door leading to pigeonier and ancient wine making (60m²) space and attic space (140m²) Barn ? guest accommodation Renovated guest accommodation including open planned kitchen, dining and sitting room with wood burning stove, upstairs 2 bed / 2 shower rooms. Covered hallway leading to greenhouse/sun room Outside 7650m² of park-like gardens with ornamental trees (planning permission on part of the land) Natural swimming pool with pool house and covered terrace deck 2 wells Wooden open sided hangar for parking Electric gated entrance Walking distance to the village, easy access to the leisure area on the River and nature reserve. 10 mins to Moissac, 30 mins to Agen (TGV) 55 mins to Toulouse Airport Mains drainage VDSL available (42,7 mb/s) Taxe foncière 780 euros per year dont 6.00 % honoraires TTC à la charge de l'acquéreur.



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