



Quercy - Near To Castelsagrat - Large Country House With Pool And 3 Hectares ,,

€367,500

Ref: JAS-932

82400, Tarn-Et-Garonne, Occitanie

* 6 Beds * 1 Bath * 250m2

This large stone house, barn and pool is located in an enviably position at the end of a long drive, surrounded by land suitable for horses, as well as a wonderful park like gardens with established fruit and ornamental trees. The 4-bedroomed house is spread over 3 levels with new double-glazed windows,...

• Distance from airport: 95km Distance from highway: 30km Distance from school: 10km Distance from shops: 15km Distance from station: 15km
Energy Consumption: D Number of rooms: 12 Number of WCs: 5 Situation: Gare routière

- Médecin
- Crèche

- Ecole primaire
- Hôpital/Clinique
- Gare
- Supermarché
- Tennis
- Golf

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French Entrée 

Property Description

This large stone house, barn and pool is located in an enviably position at the end of a long drive, surrounded by land suitable for horses, as well as a wonderful park like gardens with established fruit and ornamental trees. The 4-bedroomed house is spread over 3 levels with new double-glazed windows, central heating with an efficient heat pump as well as solar panels to provide hot water. There is also a large barn that has a 2 bed gite, large storage room and workshop. Main house Garden level Entrée / mud room (2m²) with hand basin Hallway (10m²) with stairs up to 1st floor Shower room (12m²) with WC and washing machine Walk in larder room (5m²) Open planned dining room(45m²) with fireplace, french doors onto south facing terrace and fully equipped kitchen 1st floor bolet steps from the outside to : entrée (3m²) Large sitting room (30m²) with fireplace and wood burning stove. French doors onto decked south facing balcony Bedroom 1 (15m²) with ensuite shower room and WC Study (8m²) 2nd floor with reversible A/c units Large hall (6m²) Bed room 2 (15m²) with velux window Family bathroom (10m²) with bath, shower, hand basin and WC Bedroom 3 (15m²) Bedroom 4 (12m²) Barn Gite with independent gas central heating 2 bed rooms Bathroom Sitting room Fully equipped kitchen 150m² approx. of storage space, including mezzanine above gite and separate workshop. opportunity to renovate and extend gite. Photovoltaic panels on the roof which generates 1700 euros per year sold to edf car port for 2 cars Outside 3 hectares of flat land including gardens, fruit orchard, ornamental trees, wildlife pond vegetable garden and green house. Incl approx. 1.6 hectares suitable for horses, donkeys, goats etc Swimming pool 10 x 5 with roman steps (chlorine) and sun bathing patio surround 10m² south facing balcony from the sitting room and 55m² terrace below Gas tank Well Water collectors from drainpipes VDSL available (15mgbs) Tax fonciere 1813 euros per year Just 15 minutes? drive from Valence d'agen for all commerce, 10 mins from Castelsagrat. 1 hour to Toulouse airport. 25 mins to Agen for TGV A really super country property, with panoramic views of the Quercy country side dont 6.00 % honoraires TTC à la charge de l'acquéreur.

Gallery

