



Charming rural ensemble with outbuildings, 2 acres, Tarn et Garonne,

€349,000

82190, Tarn Et Garonne, Occitanie

Ref: 82721

* For Sale * 3 Beds * 2 Baths * 186m2m2

An absolutely charming rural ensemble in 2 acres mature grounds with old house to renovate and barns in Tarn et Garonne.

- Full of charm
- Renovated stone farmhouse
- Plus old house and barns to convert
- Lovely gardens and orchards
- Possible gites

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French Entrée 

Property Description

An absolutely charming rural ensemble in 2 acres mature grounds with old house to renovate and barns, Tarn et Garonne. Gated entrance to ample parking in front of and inside the 300m² stone barn. As you walk to the house, you are immediately under the charm of the delightfully flowered gardens and orchards. The house is renovated, with central heating and part double glazing. Terrace entrance with vine over the pergola. Dining room with tiled floor, beamed ceiling and fireplace, leading to a nicely old fashioned country kitchen. Laundry and shower room. There is a spacious (30m²) living room with large open fireplace, terracotta tiled floor and wainscoted walls. Stone stairs lead to the first floor and to 3 large double bedrooms with lovely chestnut floors and views over the gardens. Study with outlook over the garden. Shower room/WC

Alongside the main house is an ancient stone house for full renovation. It is large and would make one or two gîtes or guest cottages. There is a huge barn with good roof. Water basin full of lillies. To the rear the old stone built bread oven. The property is surrounded by 7511m² gardens, full of flowering shrubs, and mature trees, fruit orchard.

A really delightful home of rare charm, just a couple of minutes from a village with shops, restaurant and primary school. Toulouse airport 60mins. Bergerac airport 90mins.

