



# Old French Farm House built in 1831,

# €190,000

82150, Montaigu De Quercy, Tarn Et Garonne, Occitanie

Ref: 4600410763

\* Available \* 4 Beds \* 2 Baths \* 160m2

Old French Farm House built in 1831 with a **Gîte** and swimming pool. This property is 6KM from Montaigu De Quercy offering panoramic views accross the quiet countryside.

- Gîte and Swimming Pool
- Local Markets
- Tennis locally
- Airports Bergerac Toulouse and Bordeaux
- TGV trains in Agen and Montauban
- Sailing and Beach not far
- Wine Region
- River pursuits
- Motorways A 20 and A 62 within hour
- Golf in area
- Popular Tourist Area

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## Property Description

Old French Farm House built in 1831 is situated down a quiet 'No Through Road'. This property is 6KM from Montagu De Quercy offering panoramic views across the quiet countryside. This house has a working gîte at present, can either be kept that way or made into a big family farm house. The **Gîte** a well equipped Kitchen/Diner, an en-suite bedroom with a large walk-in shower, a mezzanine which offers two single beds, lounge is down stairs, there is a wood burner, which can operate as an open fire. The garden offers 1994m<sup>2</sup> with a Large Patio & a landscaped garden with fruit trees, an above ground Pool,(6x3).

**The local History and beauty of the area has created a growing Tourist market. The massive valleys of the Lot and tributary rivers: the cheeses, wine, fruit and vegetable basket of the region. Good transport links by rail, motorway, planes from the Beautiful city of Toulouse. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The Rivers offers many sports, there's tennis in most villages and many good golf courses near here: also the designated Natural Parks are down the road creating a massive natural wilderness.**

Alistair Lockhart. Property Director, FrenchEntrée



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