



## Feeling of freedom for this magnificent property, suitable for gites,

82150, Montaigu-De-Quercy, Tarn-Et-Garonne, Occitanie

\* Available \* 1 Bath

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# €662,500

Ref: BVI22249

## Property Description

Superb property with character, ideal for gites, close to all amenities; including a master house, roof redone in 2015, veranda terrace 14.17 m<sup>2</sup>, kitchen 21.33 m<sup>2</sup>, living room 26.5 m<sup>2</sup>, living room with magnificent fireplace 67.67 m<sup>2</sup>, bathroom 8.90 m<sup>2</sup>, library/office 31.49 m<sup>2</sup>, glazed terrace, 52 m<sup>2</sup>. First floor, ch:1 16.27 m<sup>2</sup>, ch:2 8.04 m<sup>2</sup>, ch:3 7.76 m<sup>2</sup>, ch:4 9 m<sup>2</sup>, ch:5 23.14 m<sup>2</sup>, ch: 6 16.88 m<sup>2</sup>, shower room 4 m<sup>2</sup>, corridor 16.23 m<sup>2</sup>, attic 70 m<sup>2</sup>, mezzanine 22.93 m<sup>2</sup>, cellar about 50 m<sup>2</sup>, garage/workshop 65.16 m<sup>2</sup>, a farmhouse with very pretty dovecote to restore about 357 m<sup>2</sup>, roof redone in 2003, with its well, an agricultural shelter of 556 m<sup>2</sup>, with 5000 m<sup>2</sup>, land, all on about 40 hectares of land, including 25 of agricultural land. Some parts are forests, some plots are constructible. It is possible to acquire the property separately. Price including agency fees : 662.500 € Price excluding agency fees : 625.000 € Buyer commission included: 6%

