



QG immo



## Well Sited Farmhouse in Midi-Pyrenees,

# €238,300

46800, Labastide-Du-Temple, Tarn Et Garonne, Occitanie

Ref: 113678

\* Available \* 3 Beds \* 1 Bath \* 140m2

A fully restored 140 m<sup>2</sup> Quercynoise barn (two bedrooms and an office). One of the prettiest views of Quercy Blanc with a southern exposure. In a very quiet hamlet five minutes from a village with all amenities.

- TGV trains in Agen and Montauban
- Local Markets
- Wine Region
- Airports Bergerac Toulouse and Bordeaux
- airport in Bergerac
- Golf in area
- Shopping and markets
- Motorways close
- Motorways A 20 and A 62 within hour
- Tennis locally
- Popular Tourist Area

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## Property Description

A fully restored 140 m<sup>2</sup> Quercynoise barn (two bedrooms and an office). One of the prettiest views of Quercy Blanc with a southern exposure. In a very quiet hamlet five minutes from a village with all amenities. The size of the main room, the quality and the warmth of the materials used will also seduce you. Land of 4500 m<sup>2</sup>.

Located 5 minutes from a village with all shops

4500m<sup>2</sup> of land for swimming pool, facing south and spectacular view of the Quercy blanc shed, garage

Double glazing, recent all-water tank, semi-mass stove Arrco 10 KW nominative planned for 160/320 m<sup>3</sup>

**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.**



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