



## Quercy Farmhouse with Swimming Pool and Barns,

# €449,350

82150, Montaigne De Quercy, Tarn Et Garonne, Occitanie

Ref: JAS-422

\* 4 Beds \* 1 Bath \* 159m2

Traditional Quercy farmhouse with stone steps and a bolet terrace to the main living area, located on the plateau above Belveze. Beautifully renovated, conserving the exposed stone walls, beamed ceilings and wooden floors.

- Distance from airport: 90km
- Distance from station: 25km
- Close to many river pursuits
- Horse riding and cycling
- Distance from highway: 30km
- Swimming Pool
- Golf courses
- Tourist area steeped in History
- Distance from shops: 10km
- Good walking Country
- Tennis in most Villages

## Property Description

A Traditional Quercy 4 bed stone farmhouse with stone steps and a bolet terrace to the main living area, located on the plateau above Belveze. Beautifully renovated, conserving the exposed stone walls, beamed ceilings and wooden floors. The large open planned living and dining area with a super stone fireplace with wood burning stove, leading to the 2 bedrooms both with ensuite shower rooms Upstairs in the attic, there are 2 large bedrooms and a family bathroom, All the rooms have plenty of head height and are light and airy with mansarded ceilings that are fully insulated. A flat garden of just over an acre with a super 10x5 swimming pool and a covered terrace area with summer kitchen and a WC. A large stone barn (approx. 200m<sup>2</sup>), small stables and an old bread oven stone barn

House Entrance steps to terrace with bolet Entrée (3,65m<sup>2</sup>) stairs to the top floor Kitchen (8,73m<sup>2</sup>) fully equipped kitchen, window with a view Large sitting room, dining area (46,12m<sup>2</sup>) with exposed stone walls, beamed ceilings and a stone fireplace with wood burning stove. New electric radiators Small hallway (2m<sup>2</sup>) leading to Bed 1 (15,98m<sup>2</sup>) with ensuite shower room(4,11m<sup>2</sup>) with wc, shower and hand basin Bed 2 (15,85m<sup>2</sup>) with ensuite shower room (5,41m<sup>2</sup>) with hand basin wc bidet and shower 1st floor Bed 3 (15,31m<sup>2</sup>) with small windows and a velux Family bathroom(9,82m<sup>2</sup>) with WC hand basin and bath Bed 4 (21,20m<sup>2</sup>) with 2 windows Attic space (47,47m<sup>2</sup>) storage Garden level Work shop area (100m<sup>2</sup>) Laundry room (10m<sup>2</sup>) Outside 4970m<sup>2</sup> (1,22 acre) of flat gardens, some fruit trees and a veggie garden Entrance gate Car port for 2 cars 10 x 5 swimming pool (chlorine) bordered by laurel hedging 30m<sup>2</sup> covered terrace and storage area with summer kitchen and WC pump room

Outbuildings Stone barn (200m<sup>2</sup> approx) with small stables Stone bread oven with new roof (15m<sup>2</sup> approx) VDSL2 via orange internet available (28mgbs) Septic tank Tax foncière 800 euros per year Just 10 minutes' drive to either Lauzerte or Montaigu de Quercy for all commerce. 1hr Toulouse airport, 1h20 to Bergerac airport and 40 mins to Agen (TGV) A really lovely Quercy property with no work to be done, just move straight in. Good summer rental history dont 4.50 % honoraires TTC à la charge de l'acquéreur.

Distance from airport: 90km, Distance from highway: 30km, Distance from school: 5km, Distance from shops: 10km, Distance from station: 25km, Energy Consumption: NI Number of rooms: 6, Number of WCs: 5 Type of heating: Bois\_Electrique Windows: Double Vitrage Year built: 1800

# Gallery

