



TARN ET GARONNE. CASTELSAGRAT 4 bed stone house, workshops, pool and 3.4 hectares , Beautiful views,

€422,000

Ref: JAS-800

82400, Tarn-Et-Garonne, Occitanie

* 4 Beds * 241m2

A versatile 4 bed farmhouse with attached workshop and apartment with an infinity pool overlooking the historic Chateau near to Castelsagrat. Approached by a long drive, this stone property is located on a plateau providing far reaching views and sits on 3.42 hectares of flat land, suitable for horses....

- Distance from airport: 90km Distance from highway: 30km Distance from school: 5km Distance from shops: 15km Distance from station: 35km Energy Consumption: A Number of rooms: 12 Number of WCs: 4 Type of heating: PompeChaleur Windows: PVC Double Vitrage Year built: 1900

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French Entrée 

Property Description

A versatile 4 bed farmhouse with attached workshop and apartment with an infinity pool overlooking the historic Chateau near to Castelsagrat. Approached by a long drive, this stone property is located on a plateau providing far reaching views and sits on 3.42 hectares of flat land, suitable for horses. The house has been renovated internally to a high standard with wooden floors throughout and with some works still left to finish to the exterior. The property benefits from upvc double glazed windows, underfloor heating on both levels via a heat pump. House Ground floor Entrance hall (6,10m²) Dining hall (26,45m²) with a bar area at the far end Sitting room with fireplace (27,33m²) leading to the open planned Fully equipped kitchen (15,54m²) Games room (could also be a bedroom) 15,31m² Shower room (5,31m²) separate WC (1,19m²) Hallway by staircase, leading to garage (3,99m²) First floor Landing (6,16m²) Corridor to bedrooms (10,22m²) Bedroom 1 (14,41m²) Bedroom 2 (11,87m²) Bedroom 3 (18,75m²) Dressing room (13,22m²) leading to Shower room (5,15m²) Separate WC (1,80m²) Master bedroom (23,60m²) with private balcony (4,66m²) Access from corridor as well as via dressing room. Covered terrace area (38,15m²) running the length of the bedrooms, each window looking out on to the terrace. Garage and utility Double garage (31,78m²) providing access to the house as well as the utility areas Office (7,33m²) Two utility rooms (6,39m² and 9,99m²) Boiler room (23,89m²) providing access to back garden Workshop/ Barn Large workshop (100m²) with access front and back, annex room for storage (24,36m²) Access also to boiler room Apartment Small apartment with kitchenette, sitting room and shower room WC on the ground floor (15,53m²). Upstairs 1 bedroom (11,90m²) and the second bed to be finished. Outside 3.4248 hectares of flat land including some vines and woodland. 10 x5 saltwater infinity pool with decked surround and super pool house with kitchenette, shower and WC Large chicken pen Taxe fonciere 700 euros per year Septic tank ADSL available Just 5 mins to Castelsagrat for the bakery, café and village shop , 15 mins to Valence d'Agen. 1 hour to Toulouse airport, 35 mins to Agen (TGV). dont 5.50 % honoraires TTC à la charge de l'acquéreur.

Gallery

