



## TARN ET GARONNE MONTAIGU DE QUERCY rural retreat of 3 houses, pool and 9 hectares of land,

82150, Tarn-Et-Garonne, Occitanie

\* 4 Beds \* 175m2

€493,500

Ref: JAS-0828-  
AGENCENEWTON

If you are looking for a rural retreat with no near neighbours, with complete isolation amongst the Quercy countryside then look no further! &nbsp;This lovely ensemble of stone houses is located on a slightly elevated location at the end of a long lane, surrounded by farmland and woodland. &nbsp;Consisting of 3 separate dwellings, all with one level living: &nbsp;a 2 bed stone house with a large living room with fireplace, a separate one bed stone house, and a studio apartment with corner kitchen. &nbsp;There is a large, wood terrace perfect for either covered parking or even a yoga studio. &nbsp;The surrounding gardens are impeccably well maintained as well in total &nbsp;9 hectares of pasture and woodlands, making having horses or animals a possibility too. &nbsp;Would be perfect for extended families or just to have an extra space for friends and family to come and stay. &nbsp;So, your chance to live the good life and

## Property Description

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**Farmhouse (97m<sup>2</sup>)** All the windows are double glazed and the house benefits from a fuel fired central heating system. &nbsp;There is a large cellar (61,16m<sup>2</sup>) on the garden level housing the boiler and tank as well as plenty of storage. &nbsp;Near to the swimming pool

**Kitchen (22,19m<sup>2</sup>)** Living room with fireplace (28,82m<sup>2</sup>) Hallway (6,60m<sup>2</sup>) WC (1,39m<sup>2</sup>) Bedroom 1 (13,55m<sup>2</sup>) double aspect windows, fitted wardrobes Bedroom 2 (14,76m<sup>2</sup>) Shower room (6,43m<sup>2</sup>)

**One bedroom Cottage (55,86m<sup>2</sup>)** Formally the bread oven room, this space has been transformed into a cosy easy to live house, all on one level. &nbsp;Also benefiting from double glazed windows, an efficient wood burning stove provides the heating.

**Large open planned living room, dining room (37m<sup>2</sup>)** with fully equipped kitchen Shower room (9,42m<sup>2</sup>) with travertine flooring, double sinks and WC Bedroom (9,45m<sup>2</sup>) Attached laundry room South facing terrace to the front

**Stone studio apartment (22,39m<sup>2</sup>)** Located next to the pool, this fully renovated studio consists of An open planned living room with bedroom, corner kitchen Separate shower room with WC Ground floor Pool pump room &nbsp;Outside Gated entrance Parking Wooden covered terrace (50m<sup>2</sup>) with concrete base, perfect for parking, or could be a great yoga studio

**9,6817 m<sup>2</sup> of land** including pasture and woodland 9 x 4.5m swimming pool (chlorine) with outside shower, tiled surround, and covered terrace

**Taxe fonciere 1,221 euros per year** Septic tank ADSL available &nbsp;10 mins to nearest village with all amenities. 1h10 hour to Toulouse airport, 45 mins to Agen (TGV) 1hr 20 to Bergerac airport Super country views, very calm and isolated. &nbsp;To be viewed to be appreciated.



## Gallery

