



TARN ET GARONNE NEAR LAUZERTE - Stunning manor house with 4 beds, pool, guest house, great views,

82110, Tarn-Et-Garonne, Occitanie

* 4 Beds * 1 Bath * 203m²

This stunning 4 bed manor house and guest house is located at the end of a long lane, on an elevated position providing far reaching south/west views. Owned and renovated by an architect, this house benefits from under floor heating on each level, double glazed windows, insulated ceilings. Built from a mixture of stone and traditional red brick, retaining the original features such as terracotta tiled floors, original beams ceilings a very comfortable house to live in. There is a guest cottage currently used as an events space with the opportunity to finish the accommodation and create a further 4 bedrooms. There is a separate barn currently used for storage but with planning permission to create extra accommodation. Behind the house is the 12x5 chlorine pool and pool house, tiled surround and fenced. Parklike gardens providing stunning views. Main house Ground floor Entrance into a light entrance hall with full height aluminium windows with stairs to th

€899,000

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French Entrée 

Property Description

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Main house

Ground floor

Entrance into a light entrance hall with full height aluminium windows with stairs to the first floor, WC. Large, equipped kitchen (32,02m²) with inglenook stone fireplace. Utility room (5m²). Salon (22,96m²). Hallway (3,28m²). Bedroom 1 and shower room (13,32m²). Via the staircase leading to a galleried landing, providing views towards the gardens, pool and guest house.

First Floor: Bedroom 2 (32,62m²) large room with double aspect windows, space to add an ensuite. Hallway (4,37m²). Bedroom 3 (13,80m²). Bedroom 4 (12,74m²). Family bathroom (8,04m²) with bath, double hand basin. Separate WC (1,20m²). Cellar and stone boiler room.

Guest house

A recent addition with full planning consent to add another 4 bedrooms, to make an independent gite or guest house. Currently an open planned area (57m²) with large glazed doors on 2 side to benefit from the wide view. Shower room and WC. Automatic shutters, underfloor heating.

The next phase is waiting to be completed where you can make another 2 bedrooms and bathrooms, add a kitchen perhaps.

Grange 62,34m². A new construction that is currently used as an office and storage but has planning consent to make into accommodation. The pipework is in place to connect to the septic tank.

A covered terrace in front of the building of 37,30m², for parking a car. Outside large terrace from the kitchen providing beautiful south facing views over the countryside, next to the guest house for shared dining.

12 x 6 chlorine swimming pool with tiled surround, fenced. Pool house 15,468m² of land including park like gardens and woodlands. Septic tank. High speed internet, fibre available. Taxe fonciere 1297 euros per year. A very special property that needs to be viewed to be appreciated. Just 10 minutes from Lauzerte, 15 mins from Moissac. 1hr to Toulouse Airport.

Gallery

