



TARN ET GARONNE. ROQUECOR A rural retreat with 4 beds, outbuildings, lovely views with 1 hectare of land,

82150, Tarn-Et-Garonne, Occitanie

* 4 Beds * 1 Bath * 119m2

€195,000

Ref: JAS-5851-
AGENCENEWTON

EXCLUSIVE Located at the end of long rural drive, this 4-bed house with outbuildings is a haven of peace surrounded by nearly 1 hectare of land and woodlands. If you are looking for a remote house with no near neighbours, yet not far from a popular village, look no further. Originally built from Quercy stone, now rendered, this old farmhouse has been extended to provide 3 good sized bedrooms with the 4th a box room or office. The house benefits from oil fired central heating, as well as a wood burning stove in the sitting room. There is a super covered terrace at the entrance providing lovely views of the valley below and gardens. Attached to the house there is a large workshop leading to a large double garage, as well as a hangar across the drive, with an engine inspection pit. There is a water source supplying water to the property, although mains water is also available. Covered terrace at the entrance Fully equipped k

Property Description

EXCLUSIVE Located at the end of long rural drive, this 4-bed house with outbuildings is a haven of peace surrounded by nearly 1 hectare of land and woodlands. If you are looking for a remote house with no near neighbours, yet not far from a popular village, look no further. Originally built from Quercy stone, now rendered, this old farmhouse has been extended to provide 3 good sized bedrooms with the 4th a box room or office. The house benefits from oil fired central heating, as well as a wood burning stove in the sitting room. There is a super covered terrace at the entrance providing lovely views of the valley below and gardens. Attached to the house there is a large workshop leading to a large double garage, as well as a hangar across the drive, with an engine inspection pit. There is a water source supplying water to the property, although mains water is also available. Covered terrace at the entrance Fully equipped kitchen (16,42m²) with stable door to terrace Dining room (11,82m²) with large window to the side garden Small hallway (1,78m²) leading to downstairs WC and separate shower room Sitting room (21,70m²) with French doors to the front garden and door to the workshop Wood burning stove in the fireplace 1st floor Long landing (5,70m²) with window at the end Bedroom 1, (14,18m²) twin room with large window to side garden Bedroom 2, (18,27m²) double aspect windows facing the front and lovely views Bedroom 3, (14,13m²) facing west across the garage Bedroom 4, (4,61m²) with fitted wardrobes, can be used as office Shower room with WC Outbuildings attached to the house Laundry area (5,11m²) Large workshop (31,75m²) with garage doors leading to Large garage (55,77m²) with double doors Cellar room (16,79m²) Hangar (50m²) Large full height hangar with inspection pit Outside Sliding metal gate at the entrance Above ground pool Meadows and woodlands just under 1 hectare Tax fonciere 500 euros per year 4g internet available (220mbs) Septic tank ? non conform Just over 1 hour to Toulouse airport, 40 mins to Agen (TGV), 1hr10 Bergerac airport 8 mins walk to the village with village shop and post office, bar and café, primary school 10 mins drive to Montaigu de Quercy for all commerce A super opportunity to live in a beautiful location, where you can hear the birds, absolutely no traffic passing the door!

Gallery

