



TARN ET GARONNE, MONTPEZAT-DE-QUERCY Exceptional stone house with 5 bedrooms in the center of the village, with swimming pool, and magnificent view,

82270, Tarn-Et-Garonne, Occitanie

* 5 Beds * 1 Bath * 250m2

EXCLUSIVEThis classic,5 bed stone village house dating back to 1723 is located on the southern ramparts of the medieval, bastide village of Monpezat-de-Quercy offering the most beautiful, panoramic view of the Quercy Blanc countrysideAn attractive, spacious property situated in the centre of the village and having the bonus of a swimming pool. The house has retained many original features, with fireplaces in each of the main living areas and bedrooms, high ceilings, original tiled and wooden floors and the original staircase which winds its way up from the basement to the attic. Large windows throughout make for a bright and airy property.The accommodation is arranged over 4 levels plus cellar level with the living areas on levels 1, 2 & 3 centrally heated. Surface 360m2 total.Ground floor Entrance with a few steps up to the first floor and access down to the lower ground level.Entrance hallway (4.4m2) - with large mirrored Niche and

€529,000

Ref: SR-3662-
AGENCENEWTON

- Balcony: 1

Property Description

EXCLUSIV This classic, 5 bed stone village house dating back to 1723 is located on the southern ramparts of the medieval, bastide village of Monpezat-de-Quercy offering the most beautiful, panoramic view of the Quercy Blanc countryside. An attractive, spacious property situated in the centre of the village and having the bonus of a swimming pool. The house has retained many original features, with fireplaces in each of the main living areas and bedrooms, high ceilings, original tiled and wooden floors and the original staircase which winds its way up from the basement to the attic. Large windows throughout make for a bright and airy property. The accommodation is arranged over 4 levels plus cellar level with the living areas on levels 1, 2 & 3 centrally heated. Surface 360m² total.

Ground floor Entrance with a few steps up to the first floor and access down to the lower ground level. Entrance hallway (4.4m²) - with large mirrored Niche and separate doors leading to the Kitchen and Lounge. Lounge (28.6m²) - with original feature fireplace, beamed ceiling and French doors opening onto the spacious Terrace with stunning view and overlooking the pool and sun terrace on the lower level. Kitchen (19.4m²) - fully fitted and equipped with Lacanche range cooker and featuring the original open fireplace. Adjoining Utility Room (8.4m²) and Separate WC (3.2 m²). Dining room (22m²) - with marble fireplace, window onto the Terrace and doorway through to an Ante room (5.3m²) and leading to Bedroom 1 (13.5m²) with feature fireplace. Access to one of the cellars.

First floor Landing (3.6m²) - leading to an inner hallway with access to Bedroom 2 (21m²) and separate Bathroom (6.3m²) - with Bath, overhead shower, washbasin + wc. Bedroom 3 (31 m²) - with en-suite shower room + wc (4.6m²). Bedroom 4 (21 m²) - with en-suite shower room and wc (4.6m²). Bedrooms 3 & 4 both situated at the front of the house and offering panoramic views. Bedroom 5 (19.7m²) with original built in armoires either side of the fireplace, original parquet floor and adjoining en-suite shower room + wc (5.4m²).

2nd Floor The Staircase continues up to the attic level with 1 quarter of the attic space having been converted into a spacious office and study area (14.3m²). Potential to convert the remaining space.

Lower Level This level has a large storage room (27.2m²), a games room (20.3m²) with access to the lower terrace and pool and the boiler room (6.6m²) and workshop (7.6m²). Access to a further cellar.

Outside Swimming pool with surrounding terrace and exterior shower. Pool equipment room. Mains drainage. Fuel central heating. Taxe fonciere 2001 euros per year. ADSL (Fibre connection available). In the village there are several restaurants, primary school, pharmacy, bank, doctors, hairdressers, garage, bakery and mini supermarket. 15 mins. to the market town of Caussade and commercial centres of Cahors and Montauban both 30 minutes. Motorway A20 access 15 mins. TGV at Agen 1hr 20 mins. 1 hour to Toulouse airport, 2hrs 30mins. to Bordeaux airport. A superb family home or easy to maintain lock up and leave and having business potential for a chambre d'hôte or spacious holiday rental. Viewing highly recommended.

Gallery

