

## Charming residence full of character,

82200, Moissac, Tarn-Et-Garonne, Occitanie

\* Available \* 7 Beds \* 7 Baths

Charming residence full of character

# €689,000

Ref: BVI72608

**Telephone:** +44 (0) 1225 463752    **Email:** [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



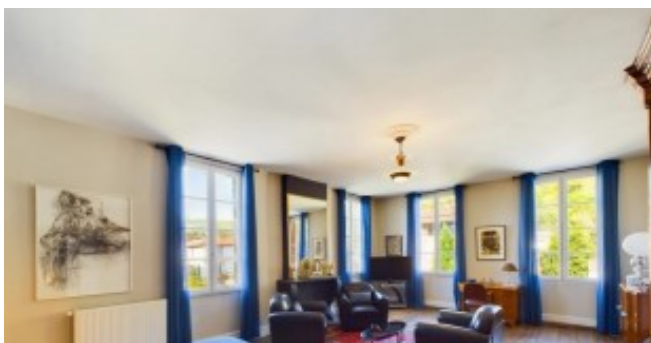
## Property Description

Sublime 1930s building, beautifully restored, ideal for chambres d'hôtes or family home (currently run as a chambre d'hôtes - a future owner may need to reapply for the necessary permissions and business registration). The imposing facade doesn't give away what paradise will be found inside - every detail will dazzle you (doors, original parquet flooring, fireplace, mouldings, volumes, etc.). 448 m<sup>2</sup> of living space, a through entrance hall sets the tone, with high ceilings. Ground floor: entrance hall, study, large living room, fully equipped kitchen, conservatory, dining room, toilet, wine cellar, utility/technical room. Access to private garden, swimming pool, spa, fountain with koi carp, terrace, barbecue area, 3 garages. First floor: spacious landing, 4 master bedrooms with en suite shower rooms, one with a 17 m<sup>2</sup> terrace, boudoir. Second floor: landing, 3 master bedrooms, laundry room. Six of the bedrooms have cosy sitting areas. Convertible attic of 150 m<sup>2</sup> (subject to necessary permissions). Ideally located in the heart of a historic town, crossed by the Pilgrim's Way to Santiago de Compostela, this is a great revenue opportunity and a must-see. Miscellaneous: restored, central heating, partly double-glazed windows on the street side, alarm, swimming pool, spa, 3 garages with automatic doors. Furniture and works of art may be purchased, but are not included in the sale price (subject to separate negotiation).

Price including agency fees : 689 000 €

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Buyer commission, tax included: 6%



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