



REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9394PJP

Price : 450 000 €

Location : Midi-Pyrénées / Tarn et Garonne



Old charming farmhouse in the middle of 16.8ha of woods and meadows, offering a restored main stone house with pigeonnier of 175 m², a guest house of 55m² and a superb barn of 312m² with porch. On the hills of Tarn and Garonne in the Quercy





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Location

Living space : **175 m²**
Total potential : **668 m²**
Land surface : **16,8 Ha**
Dependences : **yes**
Pool : **no**
Advantages :
Countryside
Nice views



Region : **Midi-Pyrénées**
Department : **Tarn et Garonne**

Price : **450 000 €**

Fees to be paid by the vendor

Full description

Old charming farmhouse located on the hills of Tarn and Garonne in the heart of the Quercy area in the middle of woods and meadows with a capacity of 16.8ha. Beautiful stone house with pigeonnier of 175 m² habitable area fully restored, a guest house of 55 m² and a superb barn of 132m² with offering the possibility to convert in gîtes or guest rooms. All roofs are in excellent condition.

A beautiful garden, all around the buildings, with flowered and well-kept flowerbeds, and the possibility of setting up a swimming pool. Enclosed vegetable garden equipped with a small greenhouse, which is fed by a spring.

Main house on two levels, heated with boiler Wiessmann condensation propane gas. Wooden joineries single glazing. Terracotta and wood floors

Ground floor :

Entrance with solid wood staircase: 12 m² . Terracotta floors

Vestibule: 12 m²

WC: 2 m² with hand wash

Bathroom: 6 m² . shower, bathtub, basin.

Bedroom: 10 m² terracotta floors.

Living room: 20 m² with open fireplace

Dining room: 15 m²

Kitchen: 10 m² furnished and equipped

Laundry room: 4,8 m²

Cellar: 3,2 m²

Cellar: 28 m²

Boiler room: 10 m²

First floor :

Landing : 12 m² wooden floor



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Library/ office: 20 m²

Large living room: 36 m² wooden floor and beautiful decoration

Bedroom 2: 10 m² with dressing room

Bedroom 3: 16 m² with dressing room, bathroom WC and sink

Guest house or cottage:

Living room: 25 m²

Fitted kitchen: 7,5 m²

Bathroom: 5,4 m²

Mezzanine: 13 m²

Storage area: 7,5 m²

Boiler room: 4 m²

Outbuildings:

Stake: 15 m²

Stone barn with porch: 312 m².

Part of the land has walnut trees and cherry trees free from property taxes, the rest is wood and copses.

