



REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9351CHG**

Price : **1 043 000 €**

Location : **Midi-Pyrénées / Tarn et Garonne**



EXCLUSIVE PROPERTY, set in the countryside on beautiful enclosed and private grounds. Renovated estate from the 18th century with plenty of character offering 4 stone houses, 2 pools, with elegant landscaped gardens. Ideal for a tourism activity.





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Location

Living space : **314 m²**
Total potential : **178 m²**
Land surface : **1,6 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
Meticulous restoration works
Refined setting and immaculately-kept grounds



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

Price : **1 043 000 €**

Fees to be paid by the vendor

Full description

EXCLUSIVE PROPERTY, set in the countryside on beautiful enclosed and private grounds. Renovated estate from the 18th century with plenty of character offering 4 stone houses, 2 pools, with elegant landscaped gardens. These remarkable and charming assets single this property out as the perfect place for a tourism activity such as gites and bed and breakfast activity. 1.64 ha of grounds of which a landscaped garden, vegetable plot, meadows and woods.

House1 : Main house

1st floor :

Entrance via a stone stairway 18 m², leading to a covered stone porch typical of the Quercy region.

Large main room, 35.60 m²

Modern fitted and equipped kitchen area

Very bright room, with 3 windows and glazed main door.

Office/Library 19.51 m²

2 windows, fireplace with Polyflam system, old wood flooring.

Wooden staircase leading to the next floor

Bedroom 1, 16 m²

WC 1.2 m²

Dressing 1.2 m²

Office area also used as a guest room

Bathroom 12.70 m² with a shower, a washbasin and toilet.

Bedroom 13.04 m² with 2 windows and wardrobe

Ground level

Cellar, boiler room 54 m²



Sealed-room gas boiler, GEMIVOX, producing hot water and central heating for the main house, house number 3, the bread oven and the dovecote tower.

Water softening system

Spring water is pumped with pressure booster, and tap water

Outdoor gas tank

Storage room 17 m²

House 2, The barn 130.62 m²

Beautiful renovation

Ground level

Reception and dining room of 29,20 m², glazed arched doorway, high ceiling, solid wood parquet flooring, closed hearth fireplace, additional electric heater supply

Equipped and fitted kitchen 20.39 m²

Gas cooker with 6 rings, double stainless steel sinks, central worktop, electric oven, microwave, refrigerators and freezer

Laundry room 27,60 m²

Double sink, washing machine and tumble dryer, wardrobes, painted cement floor, air conditioned, storage with shelves.

Pool technical room, cement floor

First floor : Accessed via outdoor stone staircase and indoor stairway

Large room awaiting conversion 53.43 m²

Access to all the connections for water, electric and drainage.

Ideal for additional guest rooms

Separate toilet for the pool, under the stone staircase.

Outdoor shower for the pool.

Summer lounge, covered terrace of 53,36 m²

Large open barn with exposed framework

Close to the pool, fireplace, stone tiled, concrete bench

House 3, with dovecote tower and bread oven

Ground level :

Bedroom 1 en suite 21,22 m²

Built-in wardrobe, reconstituted stone floor, air conditioning, central gas heating system,



French bay windows, entrance via wooden glazed door.

Bathroom 5,92 m², swinging delicately worked doors separate the bedroom from the bathroom , wood cabinet with resin washbasin, very stylish.

Separate toilet

Bedroom 2 en suite in the dovecote tower 31.55 m²

On the bottom floor : Living room 12.09 m², stone floor, built-in wardrobe, double French window leading to the garden

Bedroom area 9,77 m² 2 fenêtres, parquet massif

Bathroom on above floor 9,69 m²

Cabinet with washbasin, shower, toilet, solid oak flooring, 2 windows.

Bedroom 3 en suite 29.24 m² in bread oven

Bedroom area 20,06 m² reconstituted stone floor, built in wardrobe with safe, glazed woodent door leading to the garden.

Bathroom 7,98 m² in bread oven,

Belles portes bois massif à clairevoie walk-in shower, wasbasin, 2 radiators

Central gas heating, air conditioning

Separate toilet 1,2 m²

House 4 The Gîte

Ground level

Main room with fitted and equipped kitchen 31,65 m² with dishwasher, electric oven, induction cooker, refrigerator with freezer

Stone floor, electric heating and stone fireplace

Bedroom 1 : 15,13m²

Sliding French windows leading to the garden and pool

tiled floor, bathroom with walk-in shower, washbasin, wardrobe, separate toilet

Air conditioning

First floor :

Bedroom 2 : 17,35 m² solid wood flooring,

Bathroom, shiwer, washbasin, separate toilet, Velux skylight.

Covered terrace 20.00 m²

Concrete worktop and sink for outdoor kitchen

Private pool 9 X 3 m

Private closed garden with gate.



