



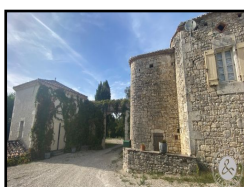
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9600CHG**

Price : **1 146 000 €**

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



Beautiful property full of character not far from a tourist village in the north west of the Tarn et Garonne in the heart of the Quercy Blanc region, consisting of four gîtes, four swimming pools and a tennis court on 3.1ha of land with nice views.





Ref : 9600CHG	Location
Living space : 504 m² Total potential : 660 m² Land surface : 3,2 Ha Dependences : yes Pool : yes Advantages : Countryside Commercial activity	 Region : Midi-Pyrénées Department : Tarn et Garonne
Price : 1 146 000 €	

Fees to be paid by the vendor

Full description

Beautiful property of character not far from a tourist village in the north west of the Tarn et Garonne in the heart of Quercy Blanc consisting of a dwelling house on two levels, 3 gîtes, several outbuildings, 3 swimming pools and a tennis court all on 31650 m² of land consisting of woods and meadows with open views. This property has the potential of a commercial activity and easy to exploit. Some refreshment will be needed in some parts. Each gîte has its own private swimming pool with a private garden area so there is no vis a vis. The buildings are in very good condition with period fireplaces, exposed beams and authentic floors. Oil fired heating system in the house

Dwelling house :

on the garden level overlooking the swimming pool:

Bedroom or office : 35,36 m² with water point

Toilets: 2.57 m².

Cellar 1: 3.94 m².

Cellar 2: 6.14 m².

Ground floor

Entrance : 7,43 m²

Toilets: 2.19 m² with washbasin

Fitted and equipped kitchen: 22.70 m².

Living room: 45.08 m² with open fireplace, wooden floors and exposed beams

First floor :

Stairwell and SAS : 4.67 m².

Bedroom 1 :14,17 m²

Bedroom 2 :11,79 m²

Bedroom 3: 13.66 m² with dressing room and a water point.



Bathroom : 9,57 m² , corner bath, basins and shower

Toilets: 1.77 m².

House 2 .

Fitted and equipped kitchen: 11.88 m² terracotta floors

Living room: 36.28 m² with stone fireplace, solid wood floors and stone sink.

Bedroom 1: 12.36 m² with wooden floors

Bedroom 2: 9.60 m².

Bedroom 3: 14.70 m².

Bathroom: 5.67 m² with bathtub, washbasins

Toilets: 1.55 m².

Corridor: 8.56 m².

Garden floor

Bedroom 4: 13.07 m².

Shower room: 5.97 m².

Toilets: 1.82 m².

SAS / Stairwell : 3.25 m²

House 3 :

Fitted kitchen : 25,06 m²

Shower room: 4.56 m².

Bedroom 1: 10.95 m².

Bedroom 2: 25.44 m².

Shower room : 5,45 m² : shower, washbasin, toilet.

House 4:

Kitchen/Living room: 26 m²

Bedroom with shower room: 15 m².

Dovecote on two levels 32 m² convertible into gîte

Pool house: 19.59 m²

Garage with barbecue: 29.61 m².

Stone barn: 47 m² boiler room.

Open garage : 27,52 m².

OUTSIDE

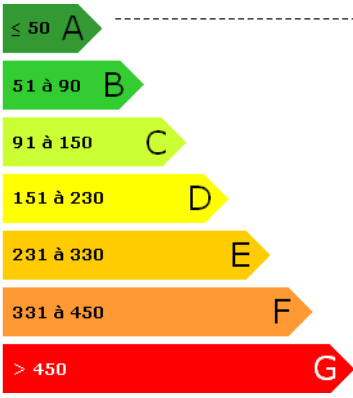
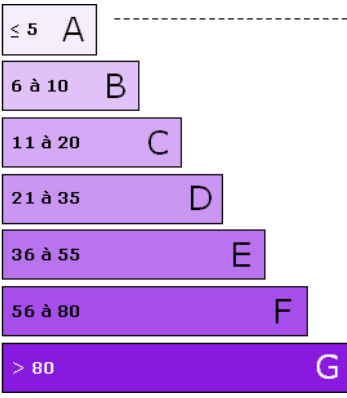
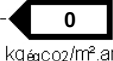
Swimming pool 1: 11 x 5 for the main house

Swimming pool 2 : 9 x 4 for house 2

Swimming pool 3: 9 x 4 for house 3 and 4



Pretty park landscaped and shaded area with centenary trees . All in a quiet and hilly environment.

Absence de factures de consommations relevées d'énergies, le Diagnostic de performance énergétique ne peut pas être classé dans son étiquette logement économe ainsi que dans son étiquette d'émission de GES.			
Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe  Logement énergivore	Logement  kWhEP/m².an	Faible émission de GES  Forte émission de GES	Logement  kgéqCO2/m².an

